



21 Wheatfield Way, Barleythorpe, Rutland, LE15 7UD
Guide Price £350,000



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Attractive modern detached house with detached single garage and landscaped gardens situated on a new popular development on the edge of Barleythorpe, in close proximity to the county town of Oakham.



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The property offers tastefully presented and energy-efficient accommodation which features high-performance glazing and gas-fired dual-zone heating system with separate thermostat controls for ground and first floors.

The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Living Room, Kitchen/Diner, Utility Area, Cloakroom/WC;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms (one double and one single), Bathroom.

OUTSIDE there is a detached single Garage with a driveway providing an additional off-road parking space in front of it, a well-stocked, landscaped area of garden to the front and a pleasant, fully enclosed garden to the rear.

Management company: Oakham Heights Residents Management Company Limited.

2024 Estate Charge contribution per property: £166.15 per annum, paid on 1st April in advance. Estate Charge review period: 1st April - 31st March annually.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite front entrance door, radiator, tiled floor, stairs leading to first floor.

Living Room 5.16m x 3.02m (16'11" x 9'11")

Dual-aspect reception room with two radiators, window to front and French doors with matching windows to either side and Perfect Fit blinds leading to enclosed rear garden.

Kitchen/Diner 5.03m x 2.82m (16'6" x 9'3")

comprising Dining Area and Kitchen Area as follows:

Dining Area

Radiator, laminate flooring, window to front.

Kitchen Area

Range of contemporary fitted units incorporating grey wood-effect work surfaces with matching upstand, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units with a kick-space heater and matching eye-level wall cupboards with ambient lighting beneath.

Integrated appliances comprise AEG electric oven and five-ring gas hob with stainless steel splashback and matching extractor hood above, Electrolux fridge-freezer and Zanussi dishwasher.

Tiled floor, recessed ceiling spotlights, window to rear overlooking garden, access to Utility Area.

Utility Area

Fitted units (matching kitchen) comprising grey wood-effect worktop with upstand, inset single drainer stainless steel sink and two cupboards beneath. There is wall-mounted cupboard housing gas-fired central heating boiler and an under-counter appliance space with plumbing for washing machine.

Tiled floor, internal door to Cloakroom/WC, external half-glazed door giving access to rear garden.

Cloakroom/WC

White suite of low-level WC and wash hand basin.

FIRST FLOOR

Landing

Built-in cupboard, handrail with open spindles, window to rear.

Master Bedroom 3.30m x 3.07m (10'10" x 10'1")

Built-in double wardrobe with sliding doors, radiator, window to front.

En-suite Shower Room

White suite of low-level WC and pedestal hand basin with mixer tap, corner shower cubicle with mixer shower, tiled splashbacks and matching half-tiled walls, chrome heated towel rail, extractor fan, obscure window to front.

Bedroom Two 3.10m x 2.87m (10'2" x 9'5")

Radiator, window to front.

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Bedroom Three 2.11m x 2.08m (6'11" x 6'10")

Radiator, window to rear.

Bathroom

White suite comprising low-level WC, pedestal hand basin and panelled bath with Mira electric power shower and glass shower screen. Tiled splashbacks and matching half-tiled walls, heated towel rail, extractor fan, obscure window to rear.

OUTSIDE

Detached Single Garage

The garage is situated at the rear of the property and accessed via a tarmac driveway which provides an additional off-road parking space.

A hand gate from the driveway gives access to rear garden.

Front Garden

The property's frontage is bounded by hedging and has been landscaped to include paved and gravelled terraces with inset shrubs and plants flanking central paved pathway leading to front door.

Rear Garden

The fully enclosed rear garden has been attractively arranged to feature a patio area immediately to the rear of the house, central paved pathway flanked by lawns and well-stocked shaped borders containing shrubs, climbers and flowering plants.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast and Ultrafast

Mobile signal availability:

Indoor: EE - voice and data likely; Three, O2 and Vodafone - voice and data limited

Outdoor: EE, Three, O2 and Vodafone - voice and data likely

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BARLEYTHORPE

Barleythorpe is a village lying to the north-west of Oakham about a mile and a half from the town centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc.

For commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford. In

addition there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good service to London, King's Cross.

Oakham 1.0 mile (4 minutes) / Uppingham 9.0 miles (19 minutes) / Melton Mowbray 9.0 miles (15 minutes) / Stamford 12.0 miles (20 minutes) / Peterborough Railway Station 25.0 miles (35 minutes)

Leisure facilities in the area are many and varied and these include a good range of ball participating sports such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing.

The area has a good selection of well-regarded independent and state schools.

COUNCIL TAX

Band C
Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice

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whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees

ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their

employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



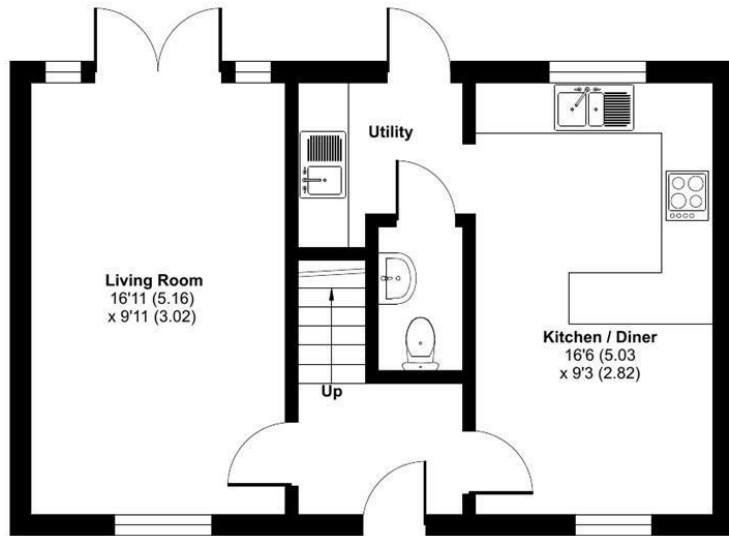




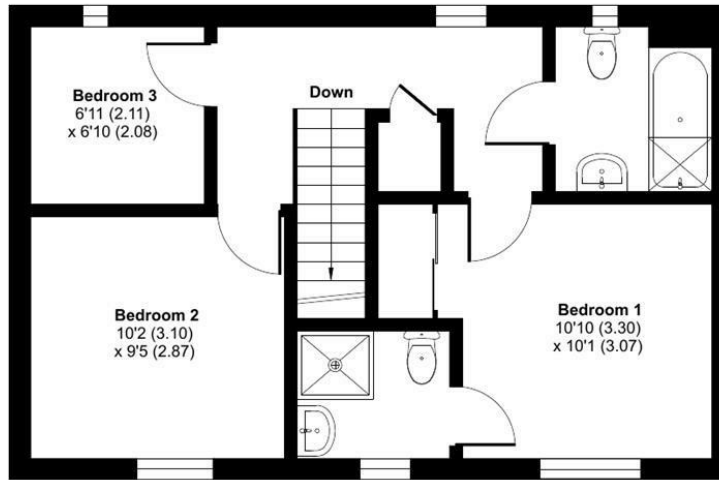




Approximate Area = 912 sq ft / 84.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1152310



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