



**21 Holbrook Way, Barleythorpe, Rutland, LE15 7WL**  
**Offers In Excess Of £269,500**



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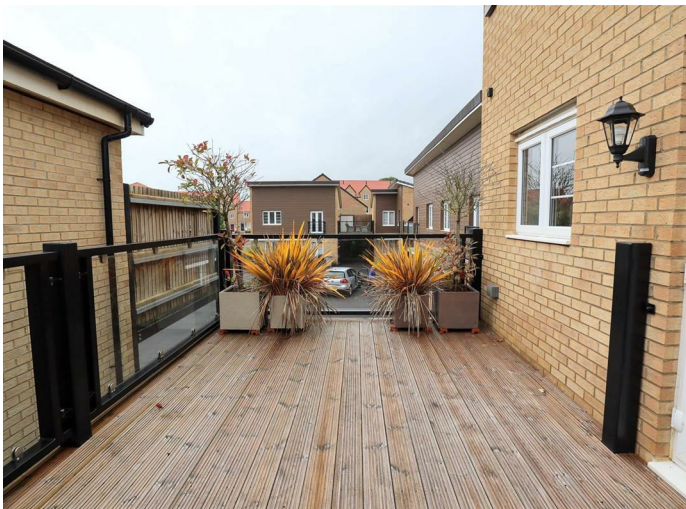


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Much improved and immaculately presented contemporary house with double car port and south-facing terrace situated on the edge of Oakham and offered for sale with NO CHAIN.





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The property was built in 2019 and has been newly redecorated throughout. The stylishly appointed accommodation features a number of good quality fixtures and fittings and includes security alarm system, Nest Hello doorbell, Nest heating controls and Nest camera to the rear of the property\*

The energy-efficient accommodation benefits from high-performance glazing, gas-fired central heating and four solar panels. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: three Bedrooms (one double and two single), new Shower Room; FIRST FLOOR: open-plan Living Room, Dining Area and new, bespoke shaker Kitchen, WC.

OUTSIDE there is a south-facing timber-decked terrace ideal for al fresco dining and entertaining in the summer months, a further secure, paved yard area to the side and area and double Car Port providing off-road parking to the front.

\*Full list of improvements is available from the Sole Selling Agent on application.

### ACCOMMODATION

#### GROUND FLOOR

Double-glazed entrance door with outside light gives access to:

#### Entrance Hall

Radiator, oak laminated flooring, new Google Nest heating thermostat, stairs leading to first floor.

#### Bedroom One 4.98m x 2.72m max (16'4" x 8'11" max)

Radiator, oak laminated flooring, window with Venetian blinds to front.

#### Bedroom Two 3.25m x 3.05m (10'8" x 10'0")

Radiator, oak laminated flooring, window with Venetian blinds to front.

#### Bedroom Three 3.40m x 1.75m (11'2" x 5'9")

Radiator, oak laminated flooring, two windows with Venetian blinds to rear.

#### Shower Room 2.03m x 2.06m (6'8" x 6'9")

The present owner has created a new, stylish Shower Room (from the original bathroom) featuring concealed-cistern WC and rectangular hand basin with black matt mixer tap set within vanity unit with base cupboards, Bluetooth touch lighting mirror, double shower cubicle with matt black deluge shower above and a further hand-held shower, black matt heated towel rail, tiled splashbacks, matching tiled floor, Phillips Hue lighting and extractor fan.

#### FIRST FLOOR

#### Open-plan Living Room, Dining Area & Kitchen: 4.98m incl stairs x 4.09m + 3.00m x 3.05m (16'4" incl stairs x 13'5" + 9'10" x 10'0")

#### Living Area

Handrail with open spindles, radiator, oak laminated flooring, window with newly fitted remotely controlled electric blind, French doors with Venetian blinds to terrace, French doors with Venetian blinds to Juliet balcony to front.

#### Kitchen Area

Bespoke kitchen refitted with excellent range of shaker-style units incorporating solid oak work surfaces with matching upstand, inset 1.5-bowl single drainer stainless steel sink with mixer tap, soft-close base cupboard and drawer units with LED lighting to floor pelmet, eye-level glass-fronted display cabinets and wall cupboards with LED lighting and matching wall cupboard housing Vaillant combi boiler. Integrated appliances comprise brand new Bosch wi-fi-operated electric oven, brand new Neff four-ring gas hob with glass splashback and Neff extractor above, Bosch dishwasher, Bosch fridge-freezer and brand new Hotpoint 9 kg washer/dryer.

Phillips Hue controlled lighting, oak laminated flooring, access to WC, window with newly fitted remotely controlled electric blind to rear.

#### Dining Area

Two radiators, oak laminated flooring, window with newly fitted remotely controlled electric blind to front.

#### WC

White suite of low-level WC and corner hand basin with tiled splashback and mixer tap, oak laminated flooring.

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### OUTSIDE

#### Double Car Port

Providing covered off-road parking for two vehicles.

#### Terrace 4.98m x 3.18m (16'4" x 10'5")

The timber-decked terrace with outside lighting, electric points and glass balustrade enjoys a south-facing aspect and provides an excellent outdoor space with ample room for furniture.

Included in the sale is Weber Spirit BBQ.

#### Side & Rear Yard

To the side and rear of the property is a fully enclosed paved yard area with outside tap and timber shed.

### 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 and Vodafone - voice and data likely; O2 - voice likely, data limited; Three - voice and data likely  
Outdoor: EE, Vodafone, O2 and Three - 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.

### TENURE

Freehold

### 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 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.



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**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

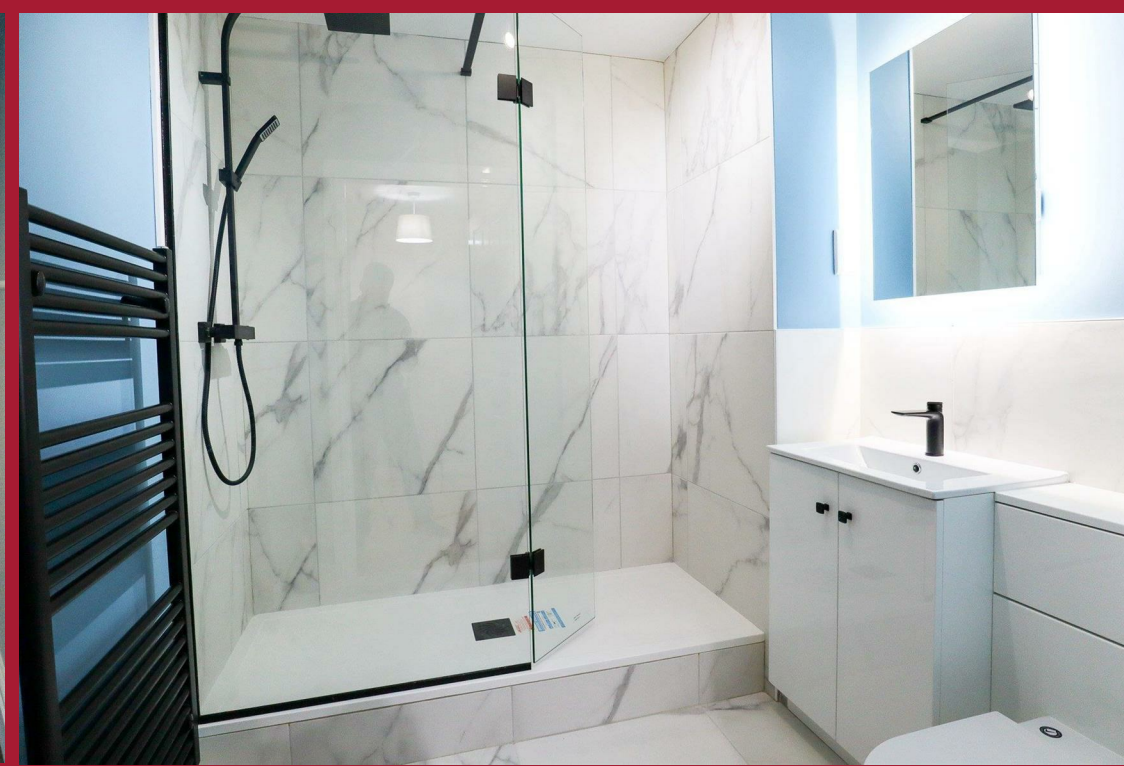
or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

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.

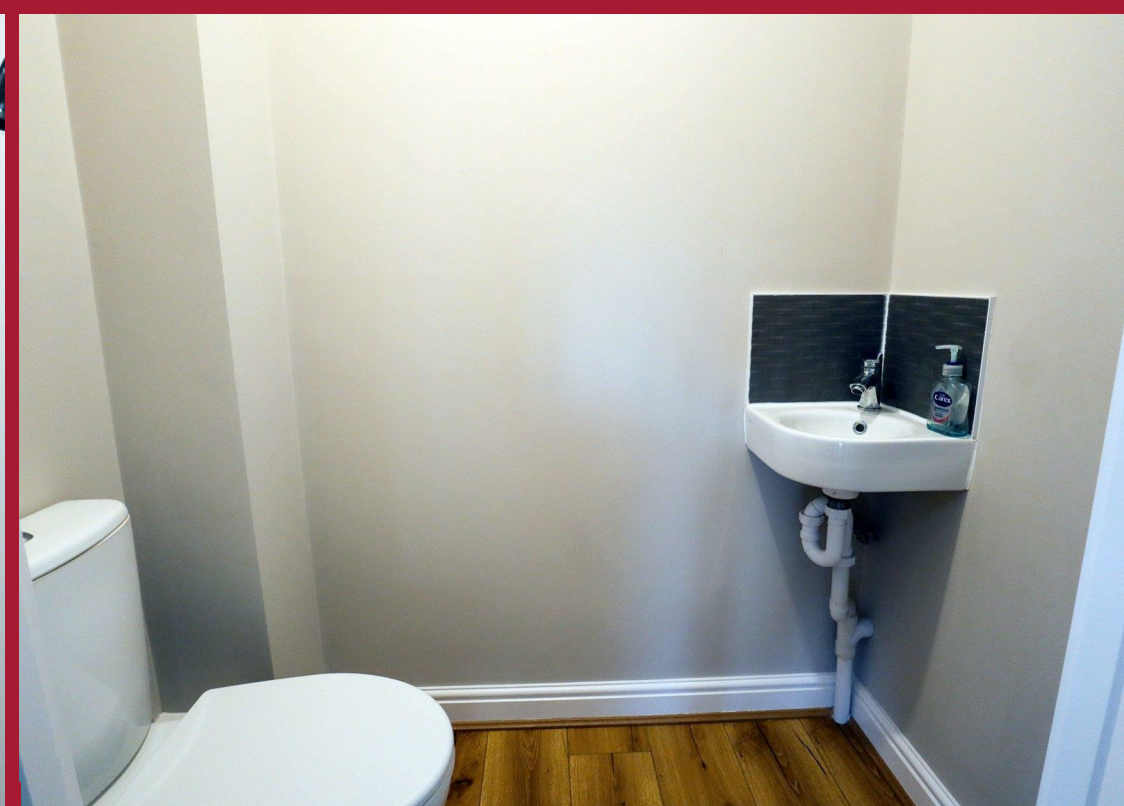
**Money Laundering Regulations 2003**

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.















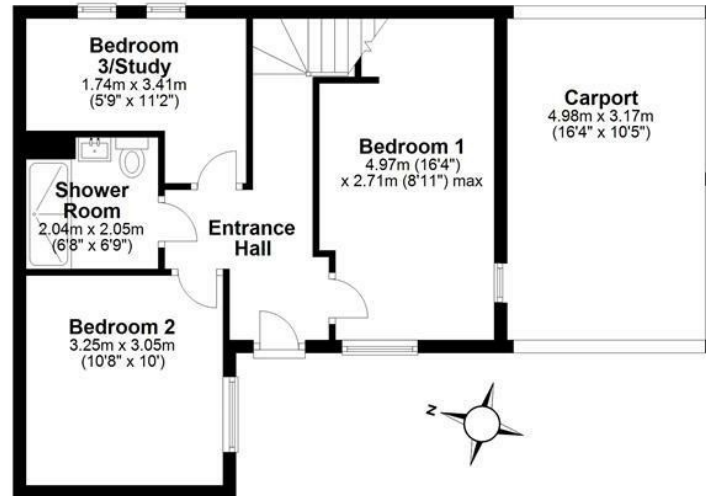




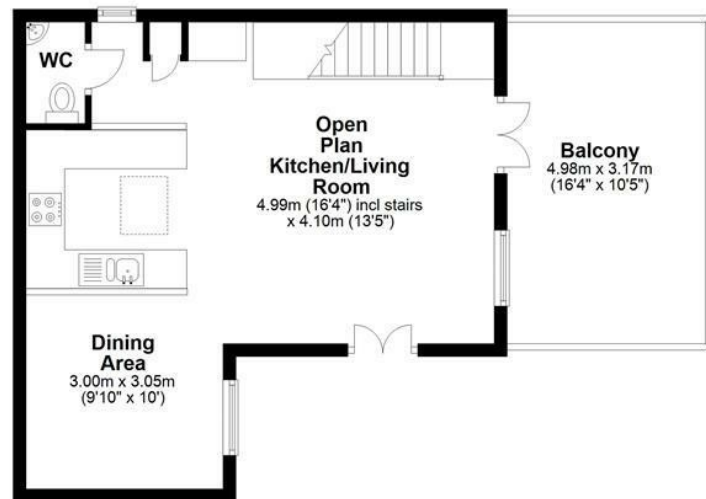


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**Ground Floor**  
Approx. 42.8 sq. metres (460.7 sq. feet)



**First Floor**  
Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC