



**40 Holbrook Way, Barleythorpe, Rutland, LE15 7WL**  
**Asking Price £210,000**



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**40 Holbrook Way, Barleythorpe, Rutland, LE15 7WL**

**Tenure: Freehold**

**Council Tax Band: B (Rutland County Council)**



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## DESCRIPTION

Tastefully presented, modern middle-terrace house offering well-proportioned accommodation with single garage, two additional car parking spaces and enclosed rear garden on a popular development situated on the edge of Oakham.

Benefiting from gas-fired central heating system, solar panels and high-performance glazing, the energy-efficient accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, Kitchen/Diner, Utility Area, Cloakroom/WC; FIRST FLOOR: two Double Bedrooms, Bathroom.

The property is subject to an annual service charge which currently constitutes £178.57 and runs from 01/04/25 to 31/03/26.

## ACCOMMODATION

### GROUND FLOOR

Composite, part-glazed entrance door leads to:

#### **Lounge 4.17m x 3.71m max (13'8" x 12'2" max)**

Radiator, wood-effect laminate flooring, stairs to first floor, built-in understairs cupboard, window to front.

#### **Kitchen/Diner 2.46m x 3.71m (8'1" x 12'2")**

Contemporary fitted units incorporating granite-effect worktops with upstand, inset stainless steel sink withy mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated

appliances comprise Blomberg fridge-freezer, Bosch dishwasher, Bosch electric oven, four-ring gas hob with splashback and stainless steel extractor above.

Radiator, wood-effect laminate flooring to Breakfast Area, tiled flooring to Kitchen Area, French doors opening to fully enclosed rear garden.

#### **Utility Area 1.22m x 2.06m (4'0" x 6'9")**

Space and plumbing for washing machine, wood-effect laminate flooring.

#### **WC 1.22m x 1.55m (4'0" x 5'1")**

White suite of low-level WC and wash hand basin, wood-effect laminate flooring.

## FIRST FLOOR

### Landing

Loft access hatch.

#### **Bedroom One 2.77m x 3.10m + wardrobe (9'1" x 10'2" + wardrobe)**

Built-in double wardrobe, radiator, window overlooking rear garden.

#### **Bedroom Two 3.10m x 2.72m + cupboard (10'2" x 8'11" + cupboard)**

Two built-in cupboards (one of the housing gas central heating boiler), radiator, window to front.

#### **Bathroom 1.96m x 1.75m (6'5" x 5'9")**

White suite comprising low-level WC, pedestal hand basin and panelled bath with twin shower heads, tiled splashbacks, heated towel rail.

## OUTSIDE

### **Single Garage 5.23m x 2.46m (17'2" x 8'1")**

Situated on the ground floor of a coach house to the rear of the property and having two additional off-road parking spaces in front.

NB: The owner of 40 Holbrook Way, Barleythorpe contributes £35.00 per annum towards building's insurance paid by the owners of the property above the garage.

### **Rear Garden**

Fully enclosed by panel fencing, the rear garden has been laid out to include sandstone paved patio immediately to the rear of the house, lawn and paved pathway running the length of the garden and leading to the timber hand gate which provides external pedestrian access from the rear of the property.

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
Indoor: EE, Vodafone - voice and data likely; O2 - voice likely, data limited; Three - voice and data limited.  
Outdoor: EE, Vodafone, O2, Three - voice and data likely.

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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**

No 40 Holbrook Way, Barleythorpe - FREEHOLD  
Single Garage - LEASEHOLD

### **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 B  
Rutland County Council, Oakham 01572-722577

### **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.

### **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.

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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.

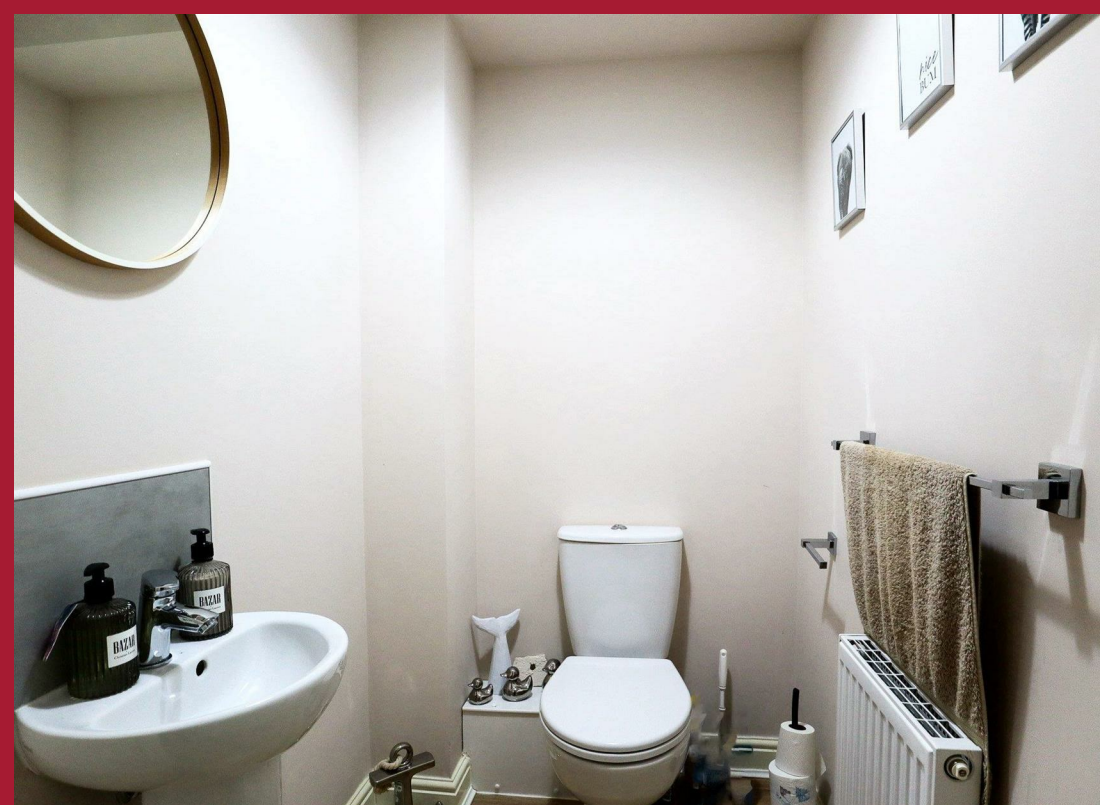
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.





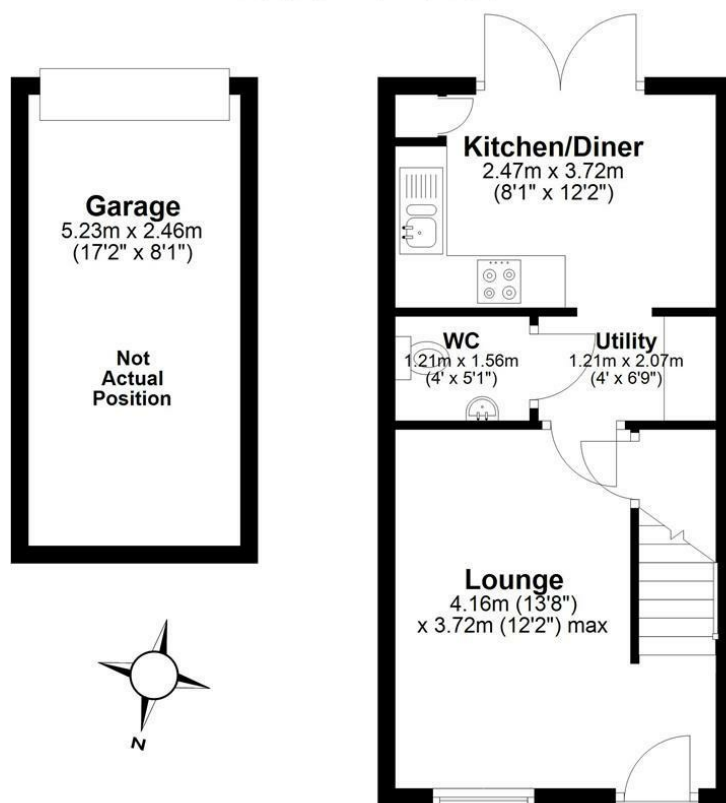




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## Ground Floor

Main area: approx. 29.9 sq. metres (322.1 sq. feet)  
Plus garages, approx. 12.9 sq. metres (138.5 sq. feet)



Main area: Approx. 59.8 sq. metres (644.0 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.5 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.

## First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (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 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 |         |           |

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