



MURRAY

**29 Holbrook Way, Barleythorpe, Rutland, LE15 7WL**  
**Guide Price £215,000**

**MURRAY**

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

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

**Tenure: Freehold**

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



## **DESCRIPTION**

An attractive and contemporary semi-detached residence, positioned on the edge of Oakham, offering thoughtfully designed accommodation alongside the convenience of a car port, an additional allocated parking space and a timber-decked verandah.

The property benefits from just under four years remaining on the original NHBC warranty and is offered to the market with NO ONWARD CHAIN, making it an appealing and straightforward purchase.

Designed with energy efficiency in mind, the home features high-performance glazing, gas-fired central heating and owned solar panels. The well-proportioned interior is arranged over two storeys and comprises:

**GROUND FLOOR:** Two comfortable Bedrooms and a modern Family Bathroom;

**FIRST FLOOR:** A spacious open-plan Living Area incorporating a Sitting Room, Dining Space and a contemporary Kitchen fitted with integrated Bosch appliances.

Externally, the property enjoys a timber-decked Verandah to the side, ideal for al fresco dining and summer entertaining, along with a further secure, lawned Garden Area to the rear complete with garden shed and outside tap. To the front, a Car Port provides practical off-road parking.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

UPVC double-glazed entrance door, radiator, built-in cupboard housing gas central heating boiler, high-grade engineered wood flooring, stairs leading to first floor.

#### **Bedroom One 3.23m x 3.15m (10'7" x 10'4")**

Radiator, high-grade engineered wood flooring, bay window to front.

#### **Bedroom Two 4.85m x 2.26m (15'11" x 7'5")**

Radiator, high-grade engineered wood flooring, window to front.

#### **Bathroom**

White suite comprising panelled bath with shower above and glass screen, pedestal hand basin with mixer tap and low-level WC.

Chrome heated towel rail, fully tiled splashbacks, tiled floor, shaver point, extractor fan, window to rear.

### **FIRST FLOOR**

#### **Open-plan Living Room, Dining Area & Kitchen**

featuring:

#### **Living Room & Dining Area 6.99m x 4.85m (22'11" x 15'11")**

Two radiators, high-grade engineered wood flooring,

handrail with open spindles, loft access hatch, opening to Kitchen, window and double-glazed French doors to Juliet balcony to front, a further double-glazed door to side leading to outside Verandah.

#### **Kitchen 3.86m x 2.51m (12'8" x 8'3")**

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

Integrated appliances comprise Bosch fridge-freezer, Bosch dishwasher, Bosch electric oven and 4-ring gas hob with glass splashback and stainless steel extractor above. There is undercounter space and plumbing for washing machine.

Tiled splashbacks, attractive tiled floor, window to rear.

## **OUTSIDE**

#### **Verandah 4.85m x 2.03m (15'11" x 6'8")**

The timber-decked verandah with outside lighting and glass balustrade provides an excellent outdoor space with ample room for furniture.

#### **Car Port 4.85m x 2.03m (15'11" x 6'8")**

Providing covered parking space to the front of the property.

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There is a second allocated parking space within the area immediately in front of the property.

#### **Rear Garden**

To the rear of the property there is a fully enclosed lawned area with outside tap and shed.

#### **SERVICES**

Mains electricity

Mains water supply

Mains sewerage

Gas central heating, Solar Panels (owned by the property)

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - good outdoor and in-home

O2 - good outdoor, variable in-home

Three - good outdoor, variable in-home

Vodafone - good outdoor and in-home

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 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

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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.

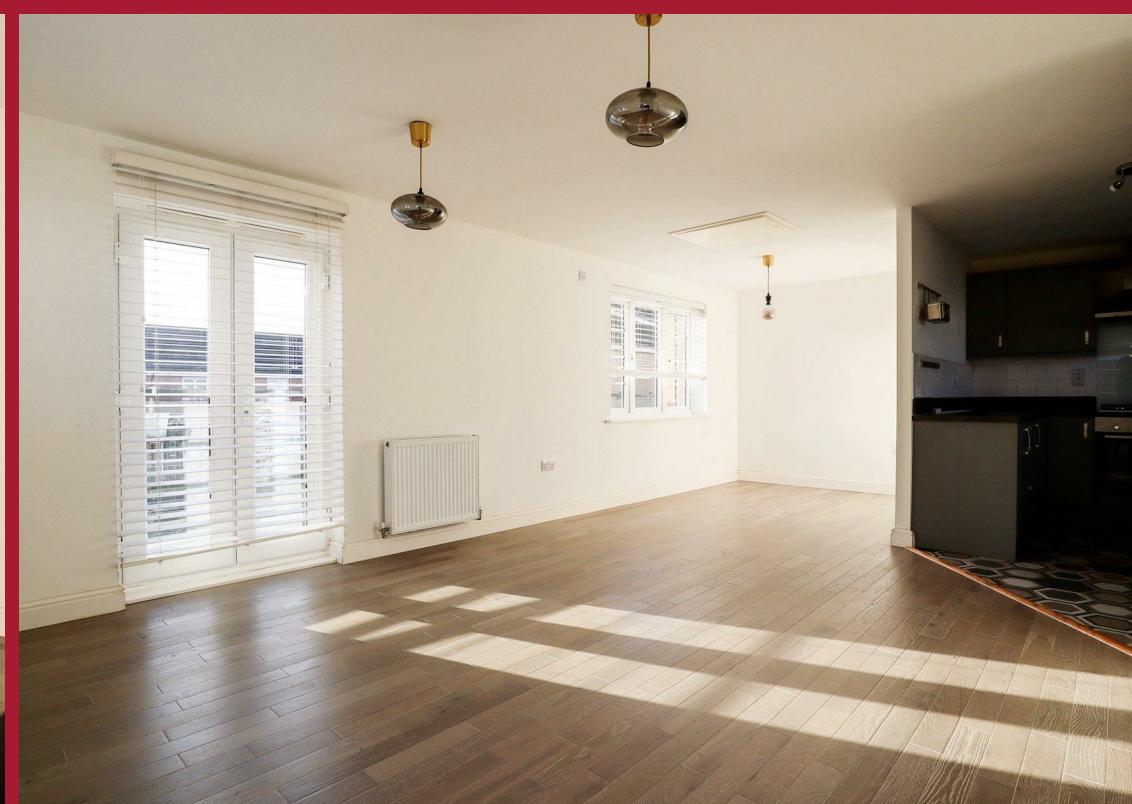
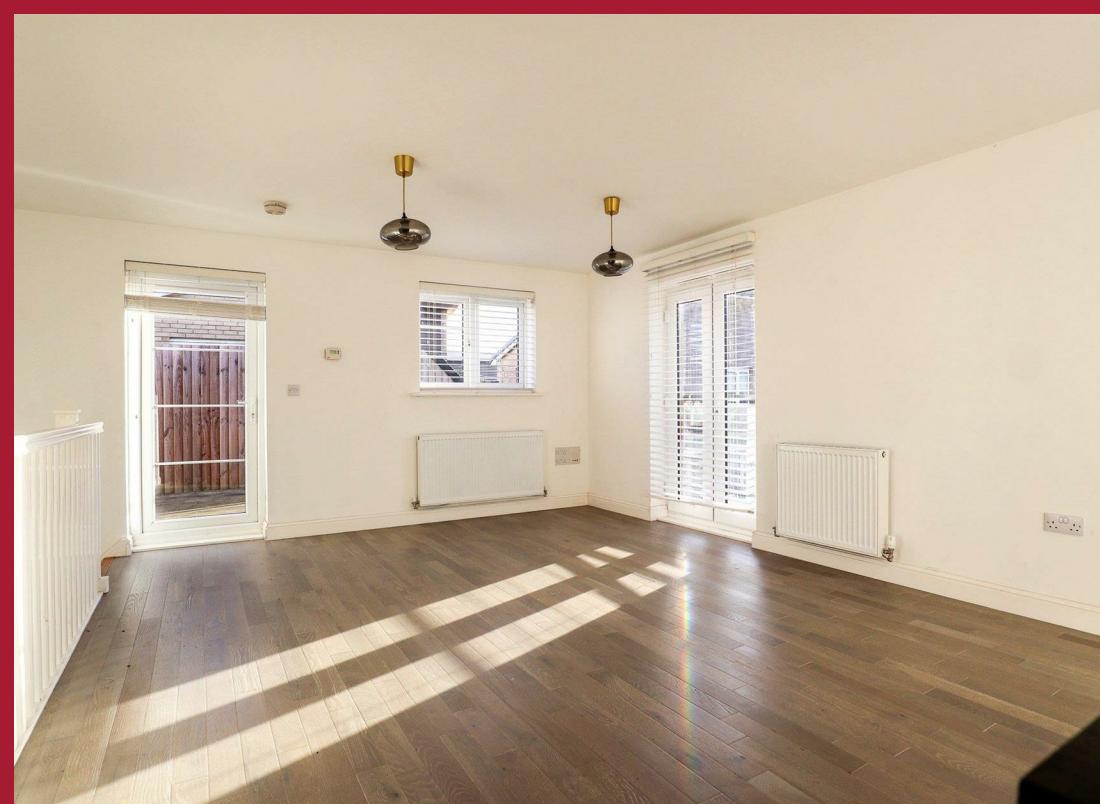
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

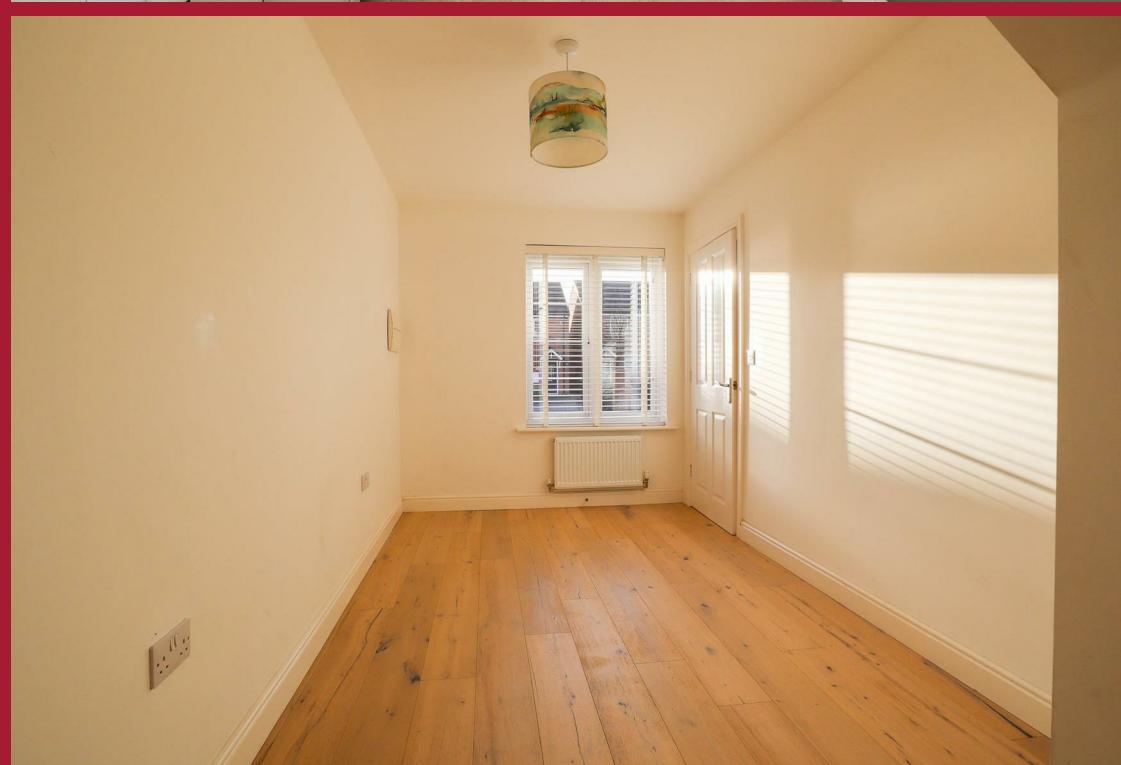
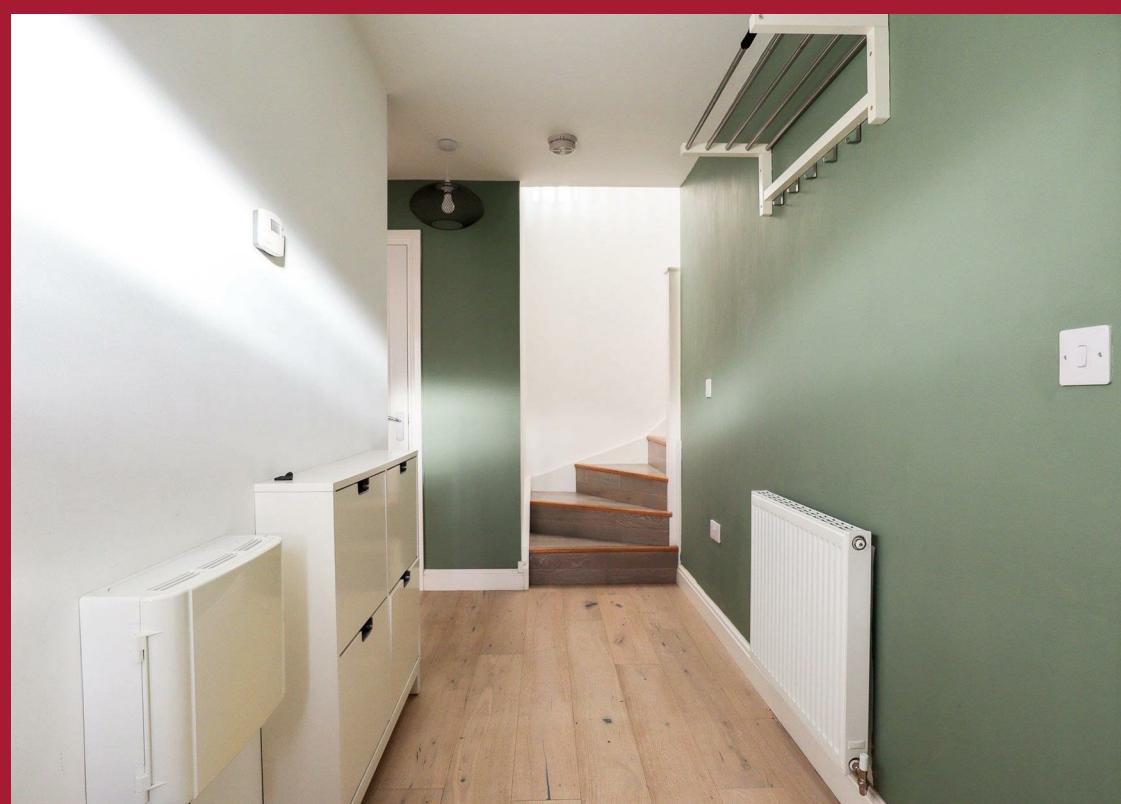
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an

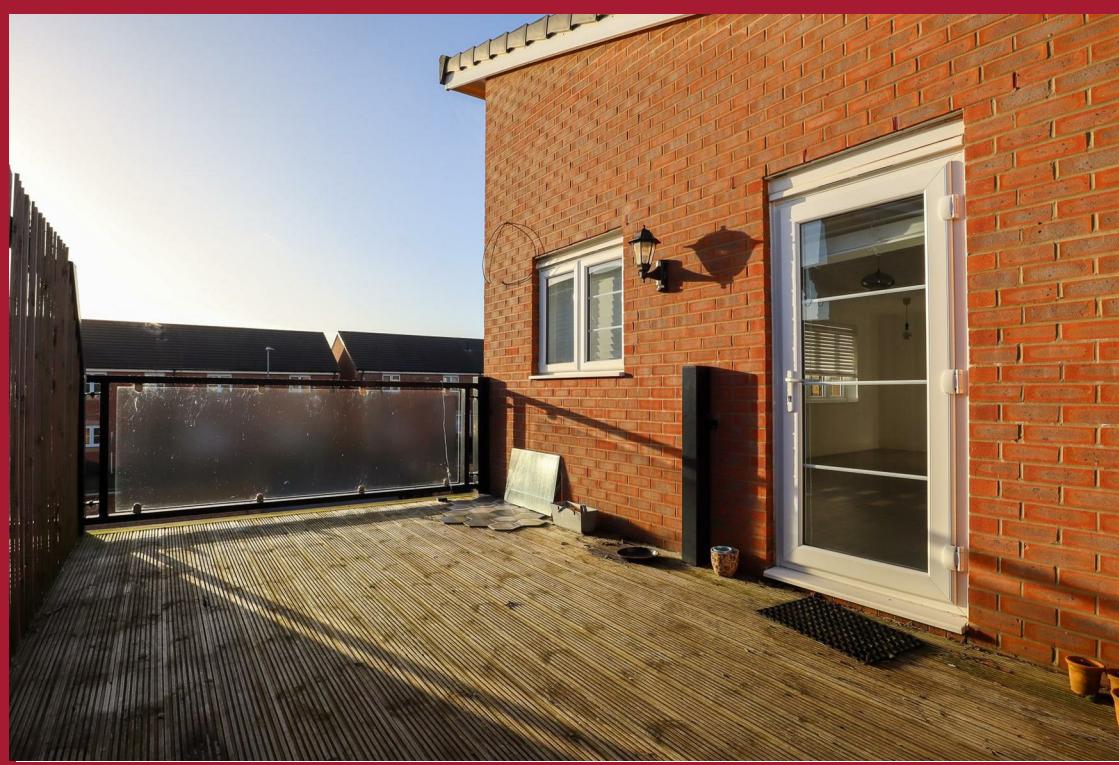
offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

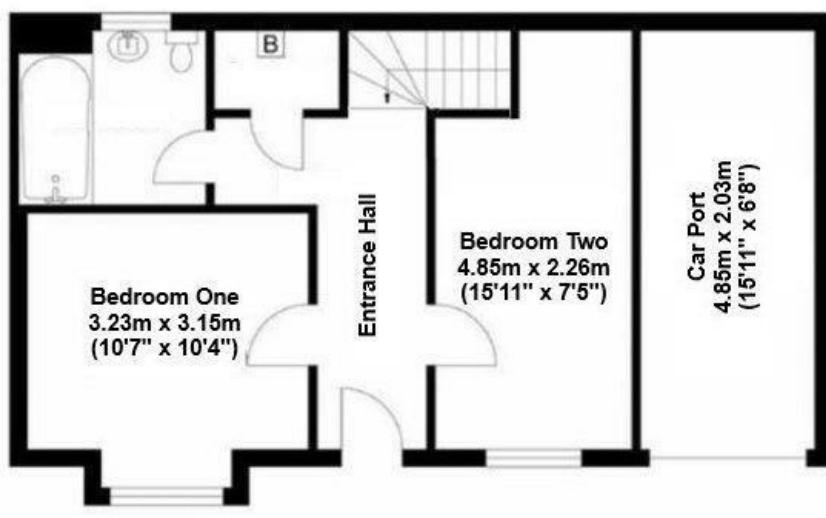
**Money Laundering Regulations 2003**

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.








**GROUND FLOOR**

**FIRST FLOOR**
*Not to scale - for identification purposes*

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	86	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	