



11 Mistley Close, Barleythorpe, Oakham, LE15 7WH

 **NEWTON FALLOWELL**



Key Features

- Ideal Starter Home For First-Time Buyers
- Well-Balanced Two-Bedroom Accommodation
- Popular & Well-Established Location
- Living Room & Kitchen/Breakfast Room With Garden Access
- Ground Floor WC & Useful Utility Area
- Enclosed Rear Garden With Decking & Lawn
- Single Garage With Driveway Parking
- Convenient Access To Oakham Town Centre & Commuter Routes
- EPC Rating B
- Freehold

Offers in Excess of £210,000





Occupying a favourable position within the popular and well-established Barleythorpe community, this attractive two-bedroom property represents an ideal starter home for first-time buyers, offering well-balanced accommodation, a private rear garden and the added benefit of a single garage with driveway parking.

The accommodation is arranged over two floors and is thoughtfully laid out to maximise space and natural light. The ground floor comprises a welcoming living room to the front, providing a comfortable setting for everyday living and entertaining. To the rear is a kitchen/breakfast room fitted with a range of units and enjoying direct access to the garden, complemented by a useful utility area and a ground floor WC - a particularly practical feature for modern living.



To the first floor, the property offers two well-proportioned bedrooms, both served by a family bathroom fitted with a traditional three-piece suite. The master bedroom benefits from built-in storage, while the second bedroom provides flexibility as a guest room, home office or child's bedroom.

Externally, the property enjoys a private, enclosed rear garden with a decked seating area and lawn, offering an excellent space for outdoor dining and relaxation. To the side of the property is a driveway leading to a single garage, providing secure parking and additional storage.



Mistley Close is conveniently located within the popular village of Barleythorpe, lying on the edge of Oakham. The property benefits from easy access into Oakham town centre, which offers a wide range of shops, amenities, schooling and leisure facilities. Oakham railway station provides regular services to Leicester, Peterborough and beyond, while excellent road links make this an ideal base for commuters.

Overall, this is a sensibly priced home in a sought-after location, perfectly suited to those taking their first step

onto the property ladder or seeking a low-maintenance home with excellent connectivity.

Room Measurements

Living Room 4.16m x 3.73m (13'7" x 12'2")

WC 1.59m x 1.21m (5'2" x 4'0")

Utility Area 2.14m x 1.21m (7'0" x 4'0")

Kitchen/Breakfast Room 3.73m x 2.48m (12'2" x 8'1")

First Floor Landing 2.14m x 0.93m (7'0" x 3'1")

Bedroom One 4.16m x 2.77m (13'7" x 9'1")

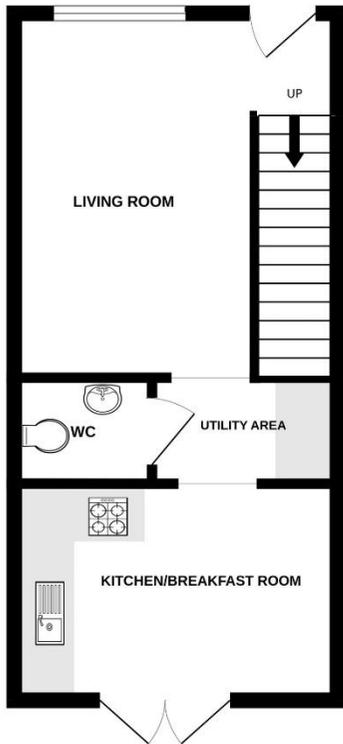
Bedroom Two 2.93m x 2.75m (9'7" x 9'0")

Bathroom 1.94m x 1.59m (6'5" x 5'2")

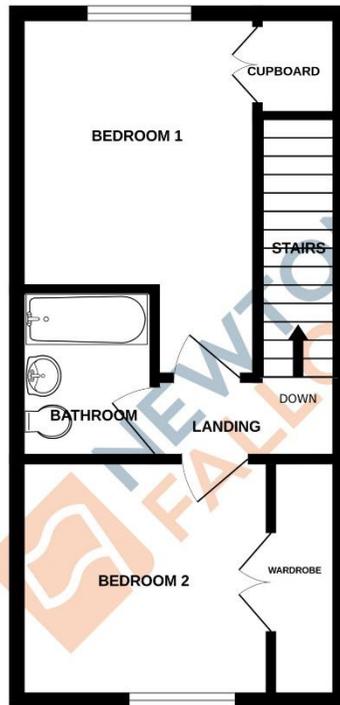
Residents Management Company

The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £178.57 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

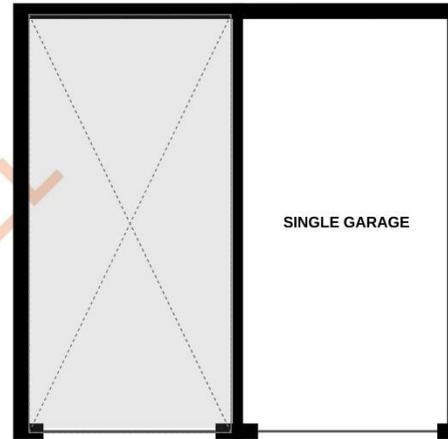
GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



GARAGE
258 sq.ft. (24.0 sq.m.) approx.



MISTLEY CLOSE, BARLEYTHORPE, OAKHAM LE157WH

TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.