



32 Holbrook Way, Barleythorpe, Oakham, LE15 7WL

 **NEWTON FALLOWELL**

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## Key Features

- Immaculately Presented Modern Home
- Three Bedrooms & Two Bathrooms
- Modern Kitchen with Integrated Appliances
- Lounge / Diner leading out to Garden
- Private Rear Garden
- Parking Space & Single Garage
- Popular Development
- Walking Distance to Amenities
- EPC Rating B
- Freehold

Guide Price: £220,000 - £230,000





Set in the popular Barleythorpe development, only a short walk for amenities and schooling is this immaculately presented THREE BEDROOM home offering a lounge/diner, fitted kitchen, an ensuite to the main bedroom, a family bathroom, private rear garden, two private parking spaces and a single garage.

On entering the home, you'll be greeted by the hallway which boasts a durable flooring, the stairs to the first floor and leads on to the lounge at the rear and the kitchen to the front. The kitchen is fitted with a range of units to both wall and base level and hosts a range of integrated appliances. The living/dining room offers ample space for both seating and dining areas with fitted french doors leading on to the rear garden. To the first floor there are three bedrooms with the main bedroom having an ensuite shower room. A modern family bathroom completes the first floor accommodation.

Outside the property there is a small frontage which has been landscaped for ease of maintenance, whilst to the rear, a mainly laid to lawn garden with patio terrace is fully enclosed by timber fencing. An inset footpath leads to the lower garden where a door leads into the garage which is accessed by the rear off Tollesbury Avenue or Blackwater Road. In front of the garage there is a parking space for one vehicle. Additionally, to the side of the property, off Tollesbury Avenue, the property benefits from a second allocated parking space.

#### 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.

#### Room Measurements



Entrance Hall 3.32m x 2.07m (10'11" x 6'10")

Kitchen 3.56m x 3.32m (11'8" x 10'11")

Living Room/Dining Room 4.57m x 2.6m (15'0" x 8'6")

WC 1.7m x 1.02m (5'7" x 3'4")

First Floor Landing 2.96m x 2.69m (9'8" x 8'10")



Bedroom One 3.14m x 2.86m (10'4" x 9'5")

Ensuite 1.55m x 1.46m (5'1" x 4'10")

Bedroom Two 2.98m x 2.44m (9'10" x 8'0")

Bedroom Three 2.05m x 1.97m (6'8" x 6'6")



Bathroom 2.39m x 1.95m (7'10" x 6'5")

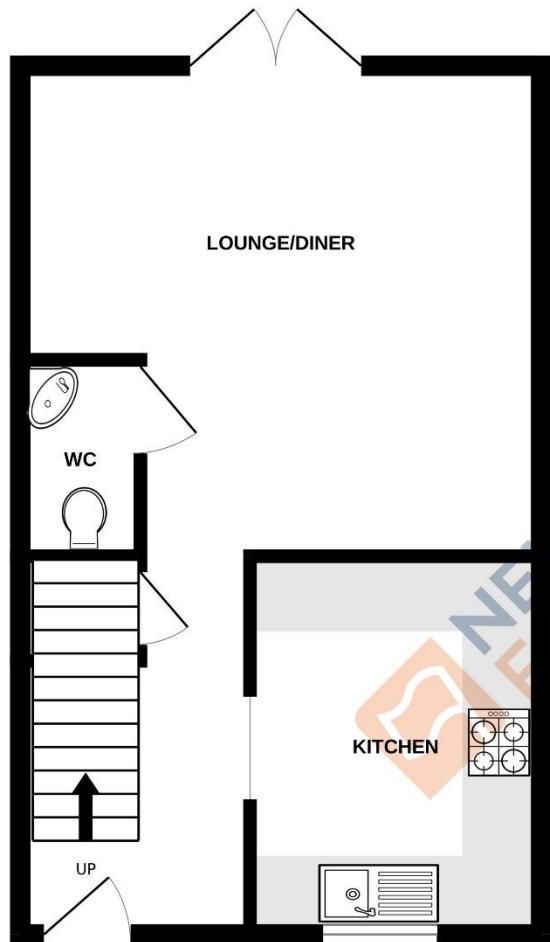
#### Leasehold Garage

The property benefits from a single leasehold garage to rear of the property (under a neighbouring coach house). The 999 year lease was granted in 2019 at a nominal peppercorn rent. The current owner pays an eighth of the buildings insurance cost to the freeholder. Contact Newton Fallowell for more information.

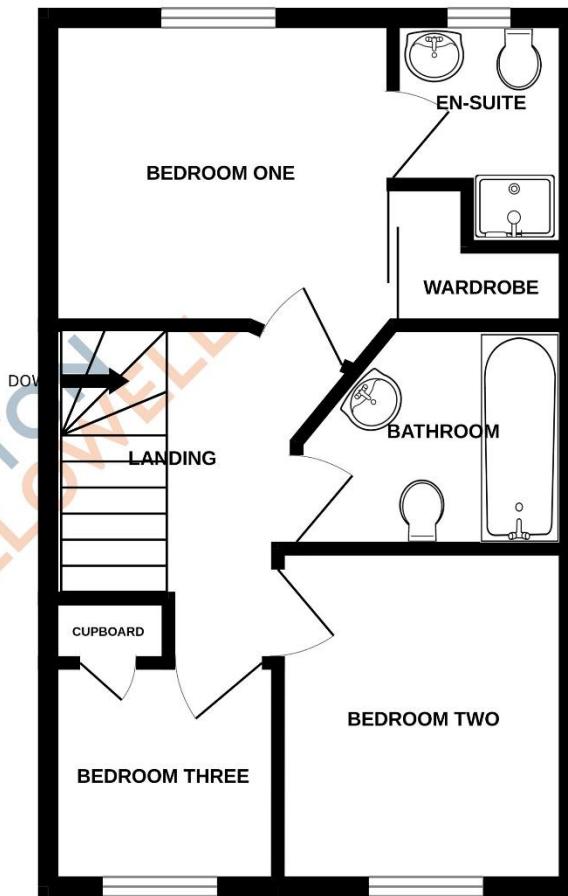




GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



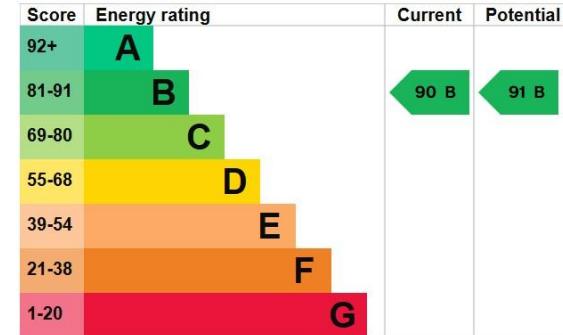
1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



HOLBROOK WAY, BARLEYTHORPE

TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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#### 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.

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