



4 Sandown Close, Barleythorpe

Part Buy, Part Rent £102,000

 **NEWTON FALLOWELL**

4 Sandown Close

Barleythorpe, Oakham

Presenting an excellent opportunity for first-time buyers, this well presented three bedroom semi detached home is offered on a 40% shared ownership basis, providing a practical and affordable route onto the property ladder.

Located in a quiet cul-de-sac within a popular residential area, the property enjoys excellent access to Oakham town centre, ensuring convenience for shops, amenities, and local schools. The interior is thoughtfully arranged and maintained to a high standard throughout, featuring a welcoming entrance hallway that leads into a spacious lounge, ideal for relaxing or entertaining guests. The modern kitchen is fitted with contemporary units, integrated appliances, and ample workspace, with direct access to the ground floor w/c and rear garden, for additional practicality.

Upstairs, three well proportioned bedrooms provide comfortable accommodation for families or professionals, while the contemporary bathroom is equipped with quality fixtures and fittings, offering both comfort and functionality.

The property further benefits from two allocated parking spaces, ensuring ease of parking for residents and visitors alike. With its combination of modern interiors, practical layout, and sought-after location, this home represents an ideal solution for those seeking a move-in ready property within easy reach of Oakham's vibrant town centre. Early viewing is highly recommended to fully appreciate the quality and value of this appealing shared ownership home.





Living Room

18' 6" x 10' 5" (5.65m x 3.18m)

Kitchen / Breakfast Room

18' 6" x 11' 6" (5.65m x 3.50m)

Ground Floor WC

5' 10" x 5' 0" (1.79m x 1.53m)

Entrance Hall

5' 4" x 4' 7" (1.62m x 1.40m)

Bedroom One

13' 8" x 12' 1" (4.16m x 3.68m)

Bedroom Two

12' 9" x 10' 8" (3.89m x 3.24m)

Bedroom Three

8' 4" x 6' 10" (2.55m x 2.09m)

Bathroom

7' 7" x 6' 11" (2.30m x 2.12m)

Council Tax band: B

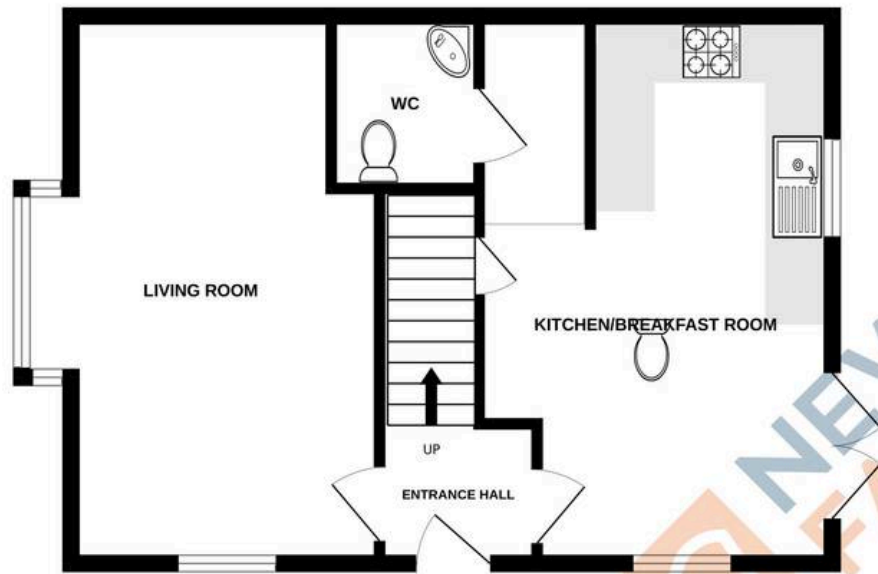
Tenure: Share of Freehold



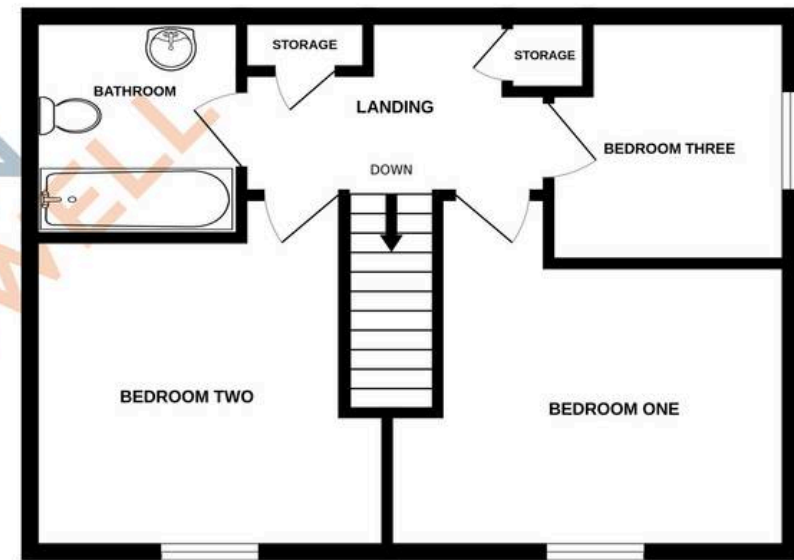
Shared Ownership Information

A 99 year lease was granted in 2014. The seller currently owns a 40% share of the property and pays rent of £370 monthly on the remaining 60% share to Amplius. The Shared Ownership scheme does allow purchasers to buy an increased share in the property, subject to affordability and application approval. The property is also liable to pay a monthly service charge which equates to £25.95 per month.

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



SANDOWN CLOSE, BARLEYTHORPE - LE15 7FU

TOTAL FLOOR AREA : 954 sq.ft. (88.7 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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Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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.