



17 Farrer Way, Barleythorpe, Oakham, LE15 7GG

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Three Bedroom End-Of-Terrace Home
- No Onward Chain
- Bright Open-Plan Living & Dining Layout
- Master Bedroom With En-Suite Shower Room
- Recently Decorated & Well Presented Throughout
- Enclosed Rear Garden With Extended Patio
- Single Garage & Allocated Parking Space
- Ideal For First-Time Buyers, Small Families Or Investors
- EPC Rating B
- Freehold

£250,000





Set within the popular and well-established Barleythorpe community, this well-presented three-bedroom end-of-terrace home offers modern, low-maintenance living ideally suited to first-time buyers, small families or investment purchasers. The property combines a practical layout with recent cosmetic improvements, creating a home that is both comfortable and ready for immediate occupation.

The ground floor accommodation is designed around a bright and sociable open-plan living environment, providing clearly defined yet connected areas for relaxing and dining. This configuration supports contemporary lifestyles while maximising the available space. The kitchen is fitted with a modern range of cabinetry and work surfaces, offering a functional layout well suited to day-to-day use. A ground floor WC further enhances convenience and practicality.

To the first floor, three well-proportioned bedrooms are arranged around a central landing. The master bedroom benefits from the advantage of an en-suite shower room, adding a valuable element of privacy and functionality. The remaining bedrooms are served by a family bathroom and provide flexibility for family occupation, guests or home-working requirements.

Externally, the rear garden is enclosed and designed for ease of maintenance, featuring a lawned area alongside an extended patio that provides an ideal setting for outdoor seating and entertaining. The position of the property ensures a pleasant sense of privacy within the development. A single garage is located nearby beneath a coach-house residence, complemented by one allocated parking space to the rear.

Barleythorpe continues to be a highly regarded residential location, offering convenient access to Oakham's amenities, schooling and transport links. The combination of modern accommodation, practical outside space and a well-connected setting makes this an appealing opportunity for a wide range of buyers.





Room Measurements

Entrance Hall 1.65m x 1.17m (5'5" x 3'10")

WC 1.61m x 1.17m (5'4" x 3'10")

Living Room 4.77m x 3.47m (15'7" x 11'5")

Kitchen Diner 4.59m x 3.17m (15'1" x 10'5")

Bedroom One 2.99m x 2.58m (9'10" x 8'6")



Ensuite 2.17m x 1.5m (7'1" x 4'11")

Bedroom Two 2.99m x 2.44m (9'10" x 8'0")

Bedroom Three 2.56m x 2.06m (8'5" x 6'10")

Bathroom 2.46m x 1.92m (8'1" x 6'4")



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.

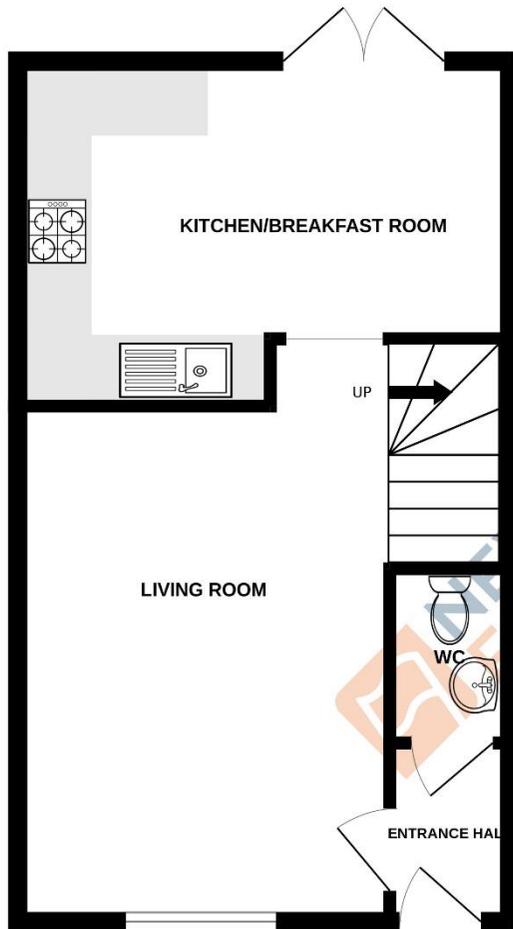
Leasehold Garage

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 2016 at a nominal peppercorn rent. The owner is liable to pay an eighth of the buildings insurance cost to the freeholder. Contact Newton Fallowell for more information.

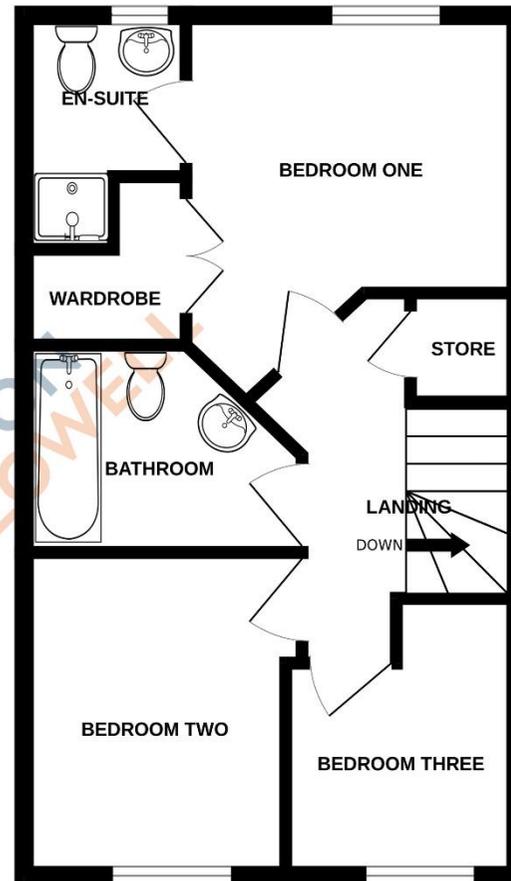




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



FARRER WAY, OAKHAM, LE15 7GG

TOTAL FLOOR AREA : 787 sq.ft. (73.1 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	87 B	89 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 £55 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.