



20 Holbrook Way, Barleythorpe

In Excess of £265,000

 **NEWTON FALLOWELL**

20 Holbrook Way

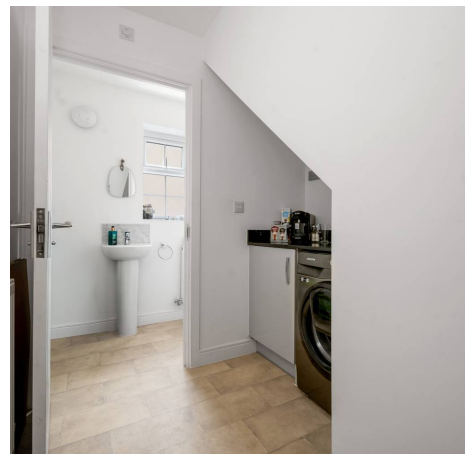
Barleythorpe, Oakham

This surprisingly spacious three-bedroom end of terrace house offers modern living in a highly sought-after Oakham location. Immaculately presented throughout, the property features an open-plan ground floor layout that seamlessly connects the living, dining, and kitchen areas, creating a bright and welcoming space ideal for both relaxing and entertaining.

The well-equipped, contemporary kitchen sits at the front of the property and benefits from seamless flow into the home's rear living area. The open-plan living / dining area enjoys direct garden access, ideal for entertaining, especially during the summer months. A practical utility area with a ground floor WC enhances every-day convenience. Upstairs, the master bedroom boasts a stylish en-suite shower room, while two further bedrooms provide comfortable accommodation for family or guests or space for home working if needed. Thoughtful design and modern décor throughout the home ensure it is ready for immediate occupation.

The property's generous rear garden is a standout feature, offering ample space for family gatherings, children's play, or alfresco dining during the warmer months. The garden is predominantly laid to lawn, bordered by fencing for privacy, and includes a patio area for outdoor seating or barbeques. This outdoor space provides a safe and attractive environment for both relaxation and entertainment.

To the front, the property benefits from off-street parking with tandem parking for two vehicles, ensuring convenient off-road parking for residents and visitors alike. The location is ideal for families, being within close proximity to well-regarded Oakham schools and a range of local amenities, including shops, parks, and transport links.





Kitchen

15' 0" x 10' 0" (4.56m x 3.04m)

Living Room

15' 0" x 14' 1" (4.56m x 4.30m)

WC

6' 8" x 3' 4" (2.03m x 1.01m)

Bedroom One

10' 10" x 10' 10" (3.30m x 3.30m)

Ensuite

8' 9" x 5' 6" (2.67m x 1.67m)

Bedroom Two

10' 4" x 6' 7" (3.14m x 2.01m)

Bedroom Three

10' 4" x 7' 11" (3.15m x 2.42m)

Family Bathroom

8' 10" x 5' 7" (2.69m x 1.69m)

Council Tax band: C

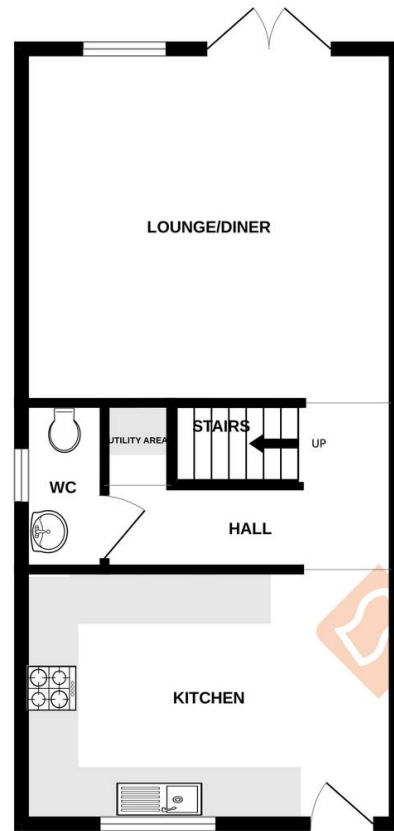
Tenure: Freehold

EPC Energy Efficiency Rating: B

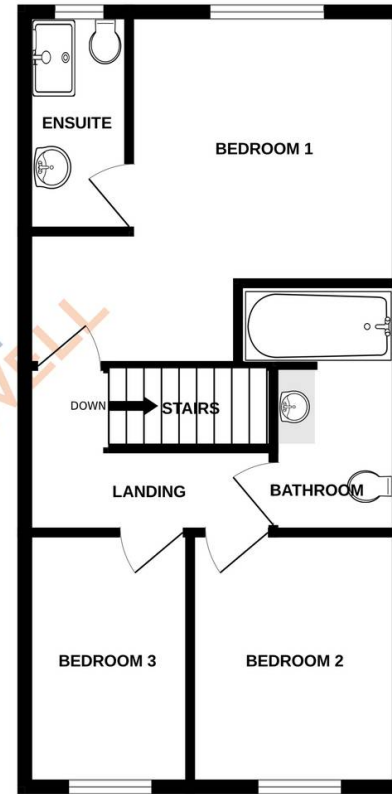
EPC Environmental Impact Rating: B



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



HOLBROOK WAY, OAKHAM LE157WL

TOTAL FLOOR AREA: 923 sq.ft. (85.8 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

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