



Barmstedt Drive,
Oakham, Rutland, LE15 6RG

NEWTONFALLOWELL 

**Barmstedt Drive,
Oakham, Rutland, LE15 6RG
£190,000 Freehold**

Set at the end of this popular and quiet cul-de-sac, only a stone's throw from Oakham's bustling town centre is this modern and well presented two bedrooms terraced home offering the perfect first-time purchase or starter home. Offered for sale as a 50% Shared Ownership home or 100% Freehold Ownership, this delightful home offers two double bedrooms, an open plan living & dining area, a separate conservatory and a downstairs WC. The property boasts two allocated parking spaces to the front along with a delightful low maintenance rear garden.

As you approach the property from the front, the part glazed front door leads you into the spacious entrance hallway with doors leading to a downstairs WC, storage cupboard and into the living area. An archway also leads through to the kitchen area with an array of wall and base units and a Upvc window overlooking the front. The living area is a fantastic space with ample space for everyone to enjoy. Double doors lead through to the conservatory with further access into the rear garden. From the first floor landing, you have two excellent double bedrooms and a three-piece bathroom.

The property is positioned on a private plot with two allocated parking spaces to the front of the house. A paved walkway leads through the front garden to the entrance door of the property. The rear garden has been upgraded to include a high-quality Lazylawn with low maintenance borders. A gate leads out from the rear garden for easy access with bins, bikes etc. Early viewings are strongly advised.



Entrance Hall

8'8 x 2'11 (2.64m x 0.89m)

Downstairs WC

5'6 x 2'9 (1.68m x 0.84m)

Kitchen

8'0 x 6'6 (2.44m x 1.98m)

Living & Dining Room

15'0 x 12'11 (4.57m x 3.94m)

Conservatory

9'10 x 9'3 (3.00m x 2.82m)

First Floor Landing

6'5 x 6'2 (1.96m x 1.88m)

Bedroom One

12'11 x 8'2 (3.94m x 2.49m)

Bedroom Two

12'11 x 8'1 (3.94m x 2.46m)

Bathroom

6'5 x 6'5 (1.96m x 1.96m)

Outside

Positioned at the end of a quiet cul-de-sac the property offers two private parking spaces to the front of the house along with a well maintained front garden. The rear garden has been excellently kept with lazylawn and a selection of planted areas.

Free Independent Mortgage Advice from Mortgage Adv

Buying a property doesn't need to be daunting or stressful. We have expert mortgage advisors on hand to provide free independent mortgage advice to help make your move successful and affordable. Our No-Nonsense Advisors can explore the whole mortgage market to accurately find you the best mortgage deal on the market today. To speak with one of our expert Mortgage Advisors call Newton Fallowell, Oakham.

The Interactive Property Report

Check out the Interactive Property Report for this property by clicking the link in the "Video Tour" section. If you can't find the link, contact us and we'll send you one right away.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.

AGENTS NOTE – DRAFT PARTICULARS:

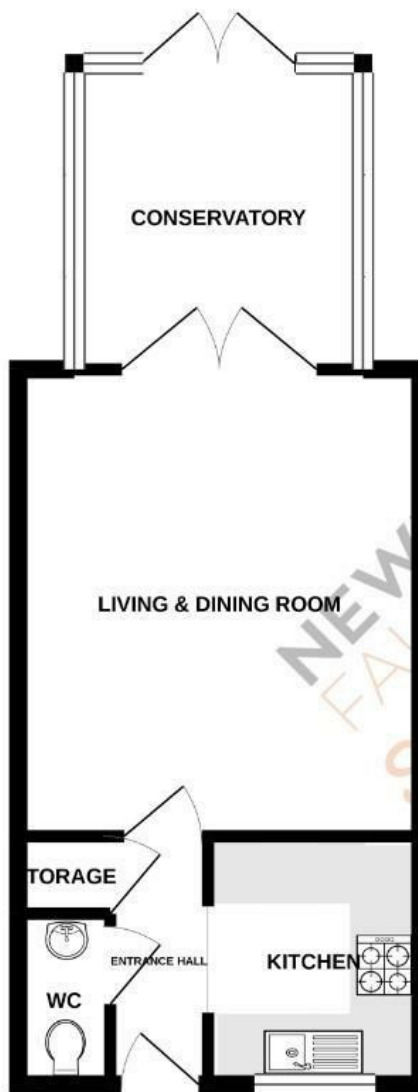
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GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



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TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		88
B	(81-91)		
C	(69-80)	68	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	