



Holbrook Way, Barleythorpe
Oakham, Rutland, LE15 7WL

NEWTONFALLOWELL 

Holbrook Way, Barleythorpe Oakham, Rutland, LE15 7WL £185,000 Freehold

Set within the Southern edge of the popular "Oakham Heights" development is this modern and exceptionally well presented DETACHED Coach House offering spacious accommodation throughout including two double bedrooms, open plan living & dining area, fully fitted kitchen, en-suite and separate bathroom. This excellent starter home or investment opportunity has the added benefit of being FREEHOLD with a single garage, private parking and an outside south-facing private area, perfect space for a bistro table and chairs. Viewings of this property are strongly advised due to its position and presentation.

As you approach the property from the front the centrally located front door leads you into the entrance hall with an area for coats and shoes. Straight stairs lead you to the spacious first-floor landing area where you have access to the accommodation. The living and dining room is a lovely size with two uPVC windows overlooking the front, the kitchen is open plan to the living area but also has a separate feel due to its arched opening. The kitchen is fitted with a range of built-in Bosch appliances including a Dishwasher, Fridge/Freezer, Single Oven and Gas Hob. The two double bedrooms offer ample room for double beds whilst the main bedroom boasts a modern three piece en-suite shower room. The three-piece separate bathroom completes the property internally.

Located off of Holbrook Way, the property is accessed under an archway into a shared parking area where you have one parking space in front of the single garage with power and light connected. The side gate leads around the property to the rear where you have an area to sit and enjoy the sun from its South facing aspect. There is also a rather useful storage cupboard accessed from the yard.



Entrance Hall

First Floor Landing

10'2 x 9'3 (3.10m x 2.82m)

Living & Dining Area

17'2 x 10'11 (5.23m x 3.33m)

Kitchen

13'6 x 5'8 (4.11m x 1.73m)

Bedroom One

12'8 x 9'7 (3.86m x 2.92m)

En-Suite

6'11 x 3'11 (2.11m x 1.19m)

Bedroom Two

10'8 x 7'4 (3.25m x 2.24m)

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Outside

The property benefits from one allocated parking space in front of the single garage. Gated access leads around to the side of the property and to the rear courtyard where you find further storage and South Facing area to enjoy the sun.

Single Garage

17'2 x 8'11 (5.23m x 2.72m)

Agents Note: Detached Freehold Coach House

This property is a Detached Coach House and the seller owns the Freehold to the building. Three garages on the ground floor area leased to other residents on a 999 year lease with a peppercorn rent payable yearly. The lessee of the individual garages are liable to pay a percentage proportion of the buildings insurance to the seller annually.

Agents Note: 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 £195 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

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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.



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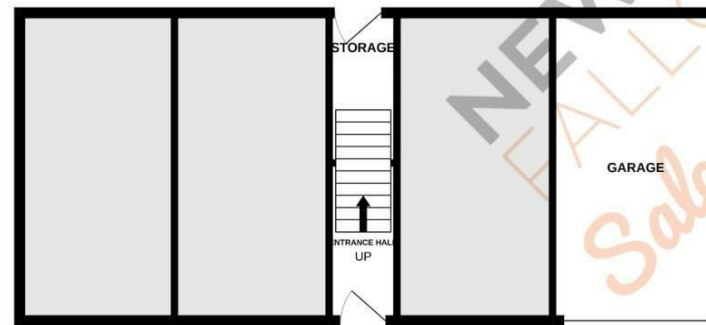
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

FIRST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



GROUND FLOOR



HOLBROOK WAY, BARLEYTHORPE LE15 7WL

TOTAL FLOOR AREA : 621sq.ft. (57.7 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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