



**Barmstedt Drive,**  
Oakham, Rutland, LE15 6RG

**NEWTON**FALLOWELL 

**Barmstedt Drive,  
Oakham, Rutland, LE15 6RG  
50% Shared Ownership £95,000  
Leasehold**

**\*\* 50% Shared Ownership \*\* Excellent First Time Purchase \*\***

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.

#### Shared Ownership Information

The seller currently owns a 50% share of the property and pays rent of £239.36 monthly on the remaining 50% share to Platform Housing. The owner also pays a monthly service charge of £24.00 to Platform Housing for administration of the scheme and Buildings Insurance. A 99 year lease was granted on the 27th September 2002. Contact Newton Fallowell, Oakham for further information and application criteria.

#### 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
45-54 <b>E</b>		45-54 <b>E</b>	
35-44 <b>F</b>		35-44 <b>F</b>	
2-34 <b>G</b>		2-34 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

**AGENTS NOTE – DRAFT PARTICULARS:**

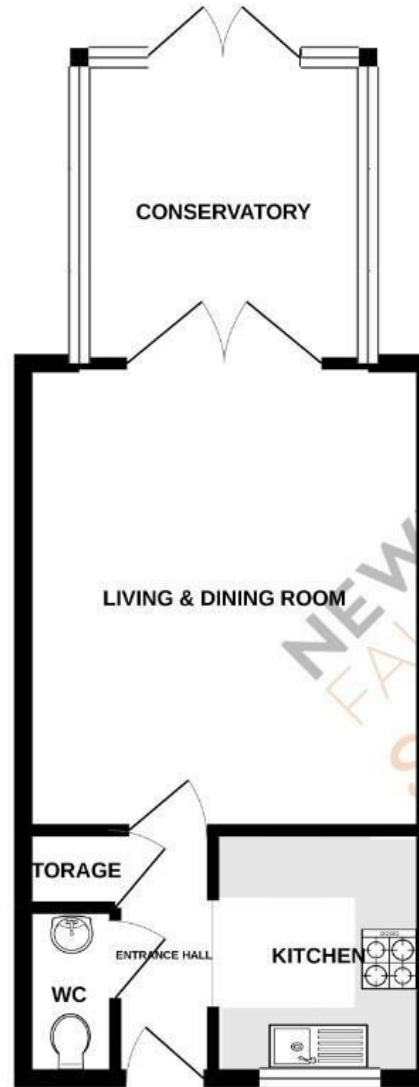
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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, 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 £300 if you use their services.



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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