



Hetterley Drive, Barleythorpe
Oakham, Rutland, LE15 7LF

NEWTONFALLOWELL 

Hetterley Drive, Barleythorpe
Oakham, Rutland, LE15 7LF
£194,995 Freehold

Situated in the heart of Barleythorpe, within a short walk into Oakham's picturesque town centre, train station and local schools is this well kept three bedroom mid terrace property. In a move-in condition, the property boasts a kitchen, living/dining room, three bedrooms, with the master featuring an ensuite and a family bathroom. Having sold similar properties in the local area, we do not anticipate this property being on the market for long, so to avoid missing out please arrange a viewing at the earlier opportunity.

Set over two floors the property is entered via the front and into the entrance hall which flows into the spacious light and airy living/dining room. From here you will find double doors that provide easy access into the rear garden. The kitchen sits to the front of the property offering plenty of floor to wall base units and offers a window which overlooks the front aspect. Downstairs is finished with a useful WC and storage cupboard. From the first floors landing, you will find three bedrooms, described as two doubles and a single as well as the three-piece bathroom. The master boasts built-in storage and an ensuite shower room.

Externally the property is well kept and benefits from off-road parking for one vehicle. The rear garden can be accessed via a back gate and is mainly laid to lawn and enclosed by timber fencing.



Entrance Hall

6'9 x 3'5 (2.06m x 1.04m)

Kitchen

10'7 x 7'11 (3.23m x 2.41m)

Living Room

14'11 x 15'5 (4.55m x 4.70m)

WC

5'7 x 2'11 (1.70m x 0.89m)

Master Bedroom

10'0 x 9'5 (3.05m x 2.87m)

En-Suite Shower Room

4'7 x 4'6 (1.40m x 1.37m)

Bedroom Two

9'9 x 7'11 (2.97m x 2.41m)

Bedroom Three

6'8 x 6'5 (2.03m x 1.96m)

Bathroom

7'11 x 6'3 (2.41m x 1.91m)

Outside

Externally the property is well kept, with off-road parking for two vehicles. The rear garden is well kept and mainly laid to lawn, enclosed by timber fencing.

Solar Panels



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Present	Very environmentally friendly - lower CO ₂ emissions	Current	Present
92 plus A			92 plus A	90	93
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
45-54 E			45-54 E		
31-44 F			31-44 F		
13-30 G			13-30 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

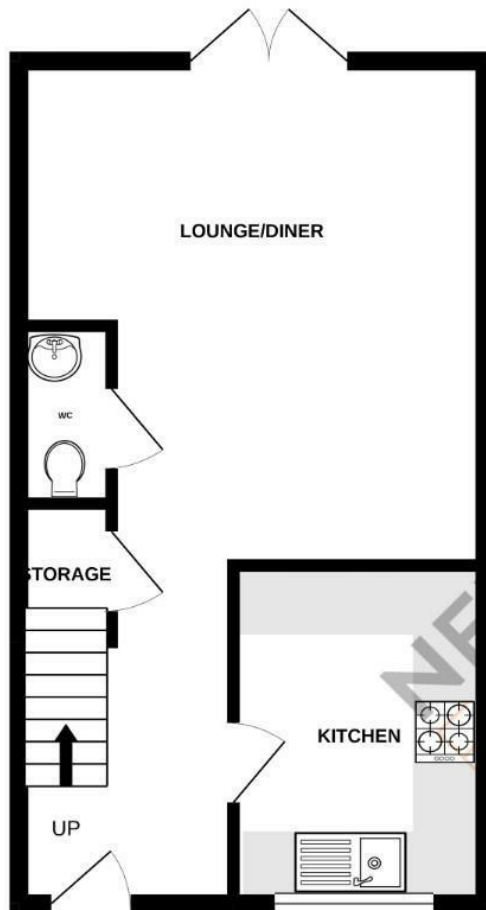
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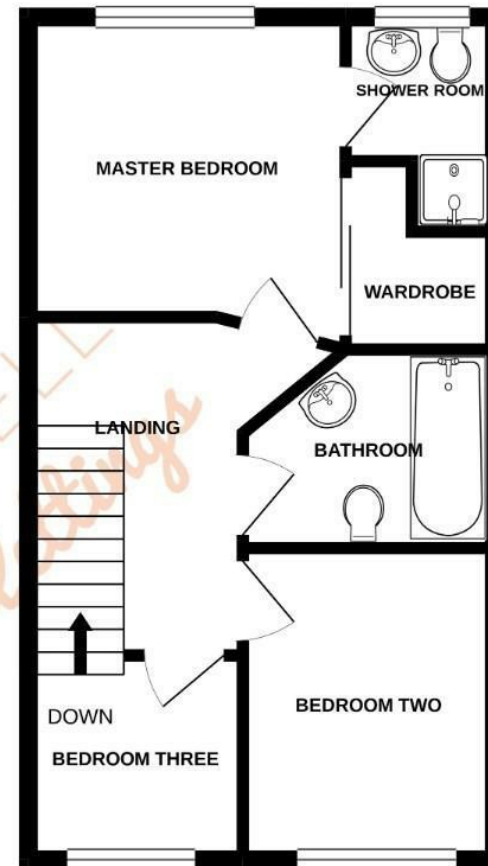
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GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 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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