



Barmstedt Drive,
Oakham, Rutland, LE15 6RG

NEWTONFALLOWELL 

**Barmstedt Drive,
Oakham, Rutland, LE15 6RG
£269,995 Freehold**

Sat on the end of Barmstedt Drive within a short and easy walk to the picturesque town centre, train station & local schooling is this well-presented three-bedroom mid-terraced family home. Being sold with NO ONWARD CHAIN & boasting flexible accommodation throughout, this three-story home offers a kitchen, living room, WC, three double bedrooms, family bathroom, en-suite shower room, walk-in wardrobe on the third floor, off-road parking and a single garage.

Sitting over three floors a paved walkway provides access to the front door and into the entrance hall, with a door to the downstairs WC, storage cupboard and stairs flowing to the first-floor landing. The hall leads into the light and airy kitchen, featuring floor to wall base units and a window overlooking the front aspect. The living room is of good size, featuring an electric style fireplace and has double doors that lead into the rear garden. From the first-floor landing, there are two good sized double bedrooms and a three-piece family bathroom. A further staircase leads up to next landing, where you will find the master bedroom, which has a generous walk-in wardrobe and an en-suite shower room.

The property benefits from a single garage and off-road parking. The rear west facing garden is mainly laid to lawn with a variety of shrubs and borders and a spacious decked area accessed via the living room. You can access the rear garden via a path leading around the rear of gardens of the other townhouses.

We do not anticipate this property being on the market for long, so please arrange a viewing at the earliest convenience to appreciate its size, layout and fantastic location!



Entrance Hall

11'11 x 3'1 (3.63m x 0.94m)

Downstairs WC

5'10 x 2'8 (1.78m x 0.81m)

Kitchen

11'11 x 6'5 (3.63m x 1.96m)

Living Room

17'10 x 12'11 (5.44m x 3.94m)

First Floor Landing

9'8 x 6'5 (2.95m x 1.96m)

Bedroom Two

12'11 x 10'2 (3.94m x 3.10m)

Bedroom Three

12'11 x 10'6 (3.94m x 3.20m)

Bathroom

6'4 x 6'2 (1.93m x 1.88m)

Second Floor Landing

6'0 x 3'3 (1.83m x 0.99m)

Bedroom One

12'6 x 9'5 (3.81m x 2.87m)

Shower Room

8'4 x 6'1 (2.54m x 1.85m)

Outside

The property enjoys driveway parking leading down to a single garage. A paved walkway leads to the front door and into the property. The rear garden enjoys a west facing aspect and is maturely planted with a selection of trees and shrubs. From the house the property has an extensive decking area, perfect for a table and chairs.

Single Garage

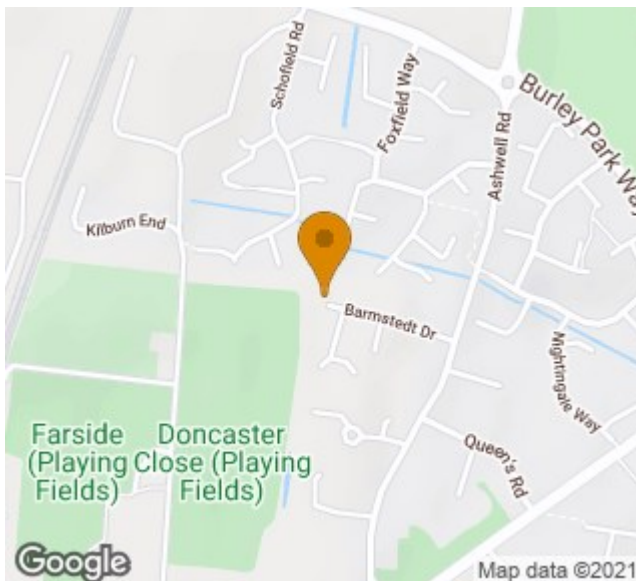
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(71-81) B		
(69-80) C			(59-70) C		
(55-68) D			(45-58) D		
(43-54) E			(31-44) E		
(31-42) F			(21-30) F		
(1-30) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	

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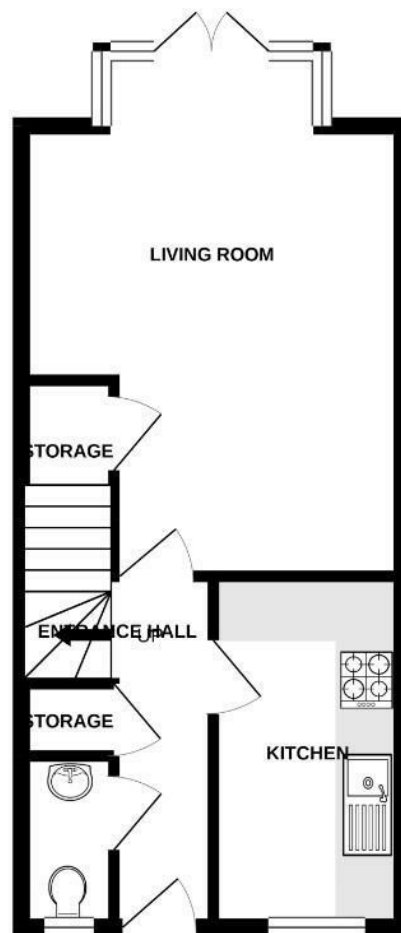
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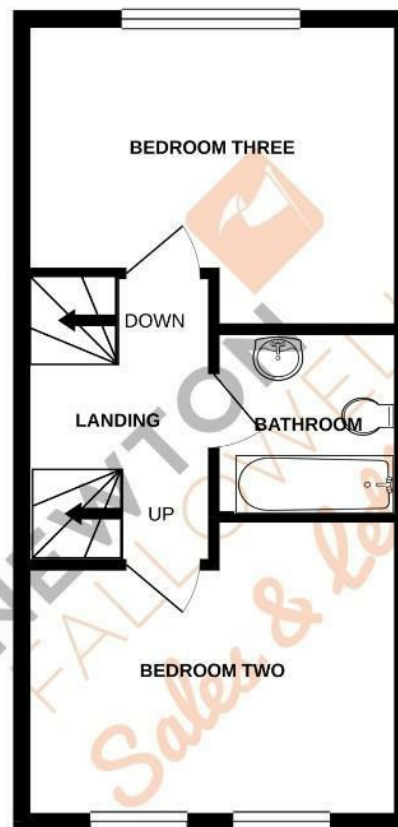
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GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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