



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

**NEWTON**FALLOWELL 

**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



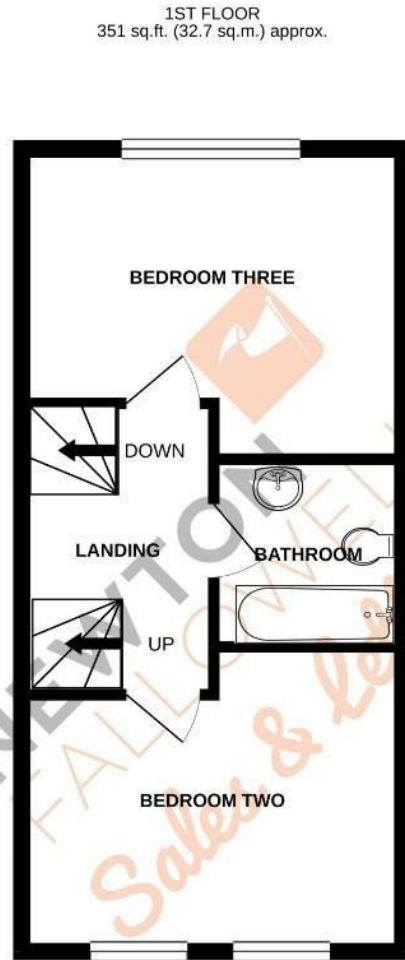
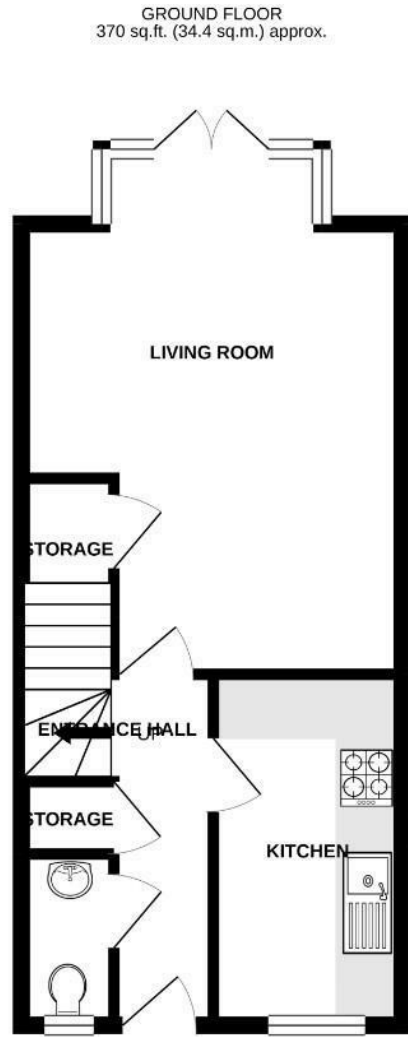
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		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>	
31-44 <b>F</b>		31-44 <b>F</b>	
13-30 <b>G</b>		13-30 <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

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.



BARMSTEDT DRIVE, OAKHAM LE15 6RG

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.  
Made with Metropix ©2021



**NEWTON  
FALLOWELL**

t: 01572 335005

e: oakham@newtonfallowell.co.uk

www.newtonfallowell.co.uk