



 **SPREY** PROPERTY  
Cornflower Crescent, Barleythorpe  
Asking Price Of £265,000

---





Immaculately presented three-bedroom, semi-detached property in the sought after development on the edge of Barleythorpe. The property benefits from a modern high-quality fit and finish plus redecorated throughout. Driveway parking with a single detached garage, rear garden with paved patio area and degree of privacy.

The property comprises of front entrance hall leading through to a well-proportioned living room with in-built storage cupboard under the stairs, open plan kitchen/diner featuring modern fitted units and integrated appliances with access out into the garden through French doors. The kitchen also offers an adjoining downstairs WC.

The first floor offers landing area, principle bedroom with en-suite shower room, second double bedroom, further single bedroom, both of which overlook the garden, and three-piece family bathroom suite benefiting from full-height tiling with shower-attachment on the bath.

FREEHOLD

All mains services Gas, Electric and Water

EPC: B

Council TAX: C

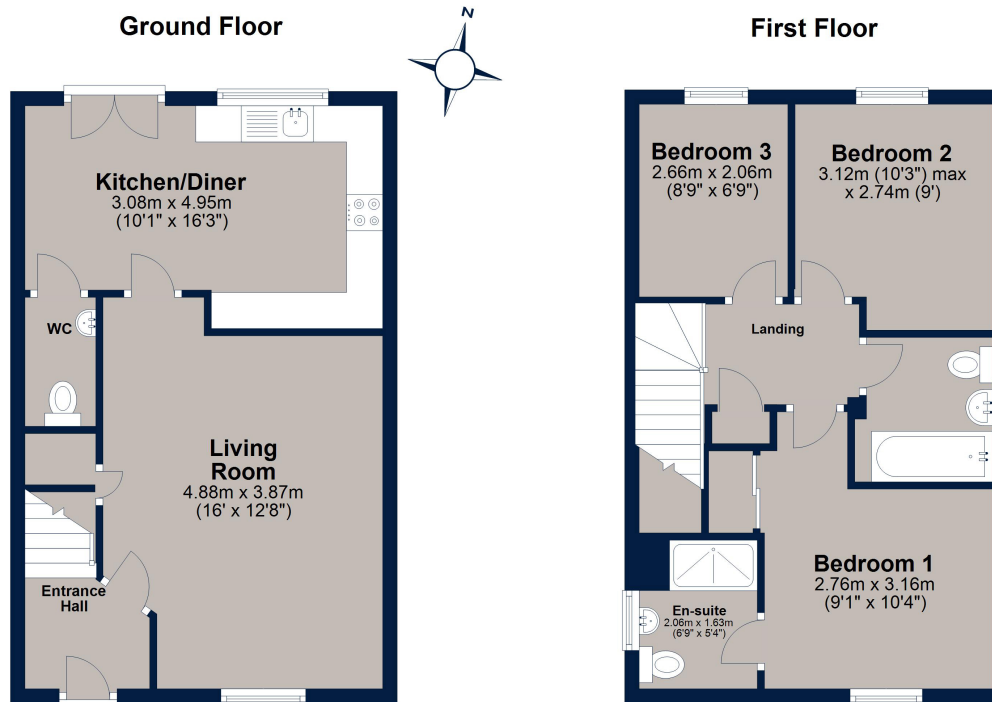
Management fee: £195.00 pa (subject to change)







# Cornflower Crescent, Barleythorpe



Total area: approx. 79.3 sq. metres (853.5 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



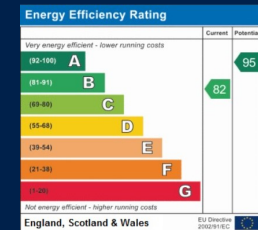
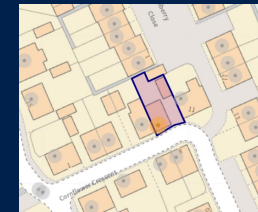
Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular busses serving the surrounding villages and towns. Rutland Water is just over 5 minutes drive away and offers everything from recreational sports to bird watching and even a leisurely family days out.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements