



Maresfield Road, Barleythorpe  
Offers Over £299,995





A four-bedroom townhouse set over three floors situated in the sought after area of Barleythrope, within walking distance to the picturesque town centre and local train station. Offered for sale with no forward chain, this property boasts a living room, kitchen/ breakfast room (with integral appliances), four spacious bedrooms and a family bathroom, the master bedroom features an en-suite shower room.

The property is entered via the front and into the light and airy entrance hall, with a useful ground floor WC and stairs flowing to the first floors landing. The kitchen/breakfast room sits to the front of the property and is fitted with floor to wall base units and a range of built-in appliances. You will also find a practical tiled floor and ample space to accommodate a dining table and chairs. The living room sits to the rear of the property, spanning the width of the home, with french doors leading into the rear enclosed garden. On the first floor, you will find two double bedrooms, a single bedroom, as well as a three-piece family bathroom. To the second floor, the master bedroom occupies the entire floor area and benefits from an en-suite shower room.

Externally the property has an enclosed rear garden mainly laid to lawn and a small area of decking. A garage sits to the rear of the property.

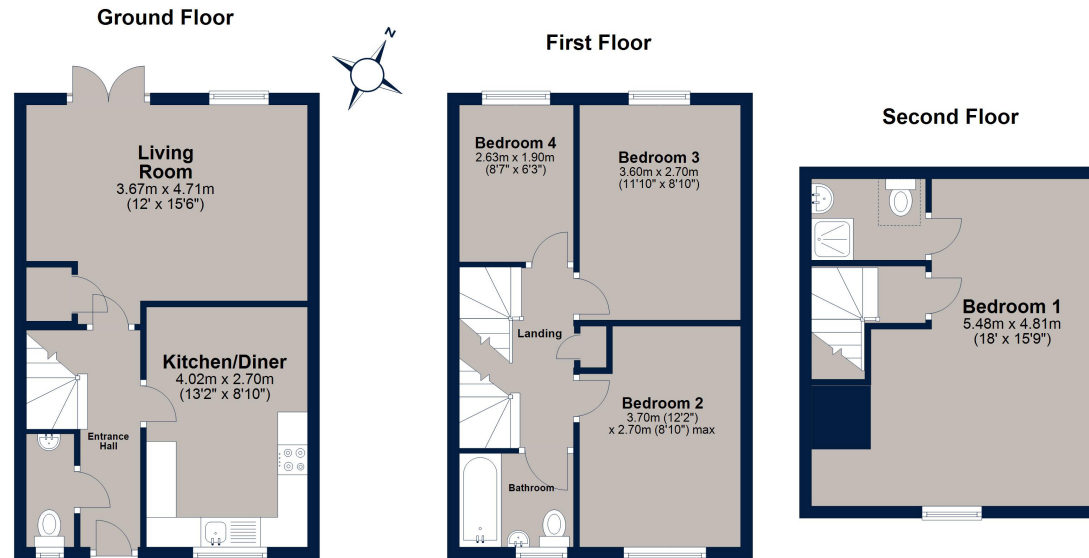
Freehold  
All Mains Connected  
EPC: B  
Council Tax: C  
Management Fee Payable, Ask the agent for more details







# Maresfield Road, Barleythorpe



Total area: approx. 96.3 sq. metres (1036.2 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.



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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 buses 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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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