



Offers Over £325,000 | Freehold

Maresfield Road, Barleythorpe LE15 7UQ





Key Features & Description

- Four Bedroom
- Semi Detached
- Set over Three Floors
- Extended into the Loft Space
- Two En Suites & Family Bathroom
- Dining Kitchen
- Downstairs W/C
- Allocated Parking for Two
- EPC Rating B | Council Tax Band
- Service Charge £195.00 PA

A beautifully presented modern four-bedroom home with loft extension, immaculately finished throughout and offering spacious, versatile accommodation ideal for family living.

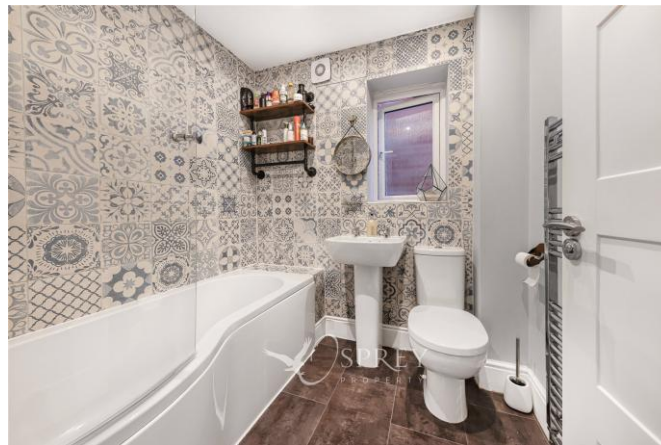
The ground floor comprises a welcoming living room, a stylish open-plan kitchen/diner, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, including bedroom two with its own en suite, bedroom four, currently used as a study, a further bedroom, and a contemporary family bathroom completes this floor.

The second-floor loft conversion provides an impressive principal bedroom suite, complete with built-in wardrobes and a modern en suite shower room.

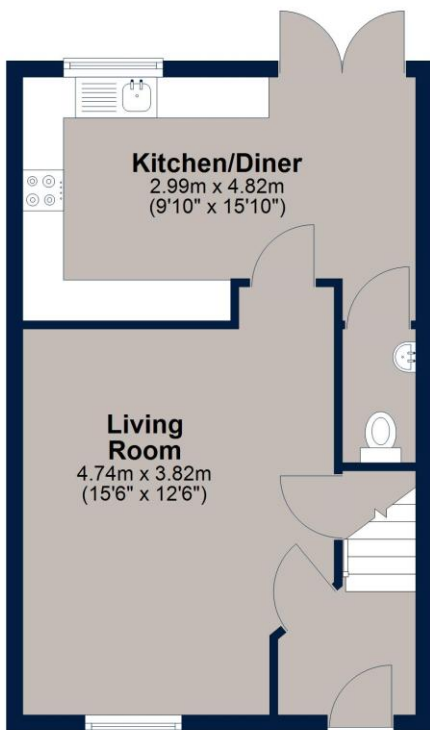
Externally, the property benefits from a good-sized rear lawned garden with patio area, perfect for outdoor entertaining, along with allocated parking to the rear.





Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



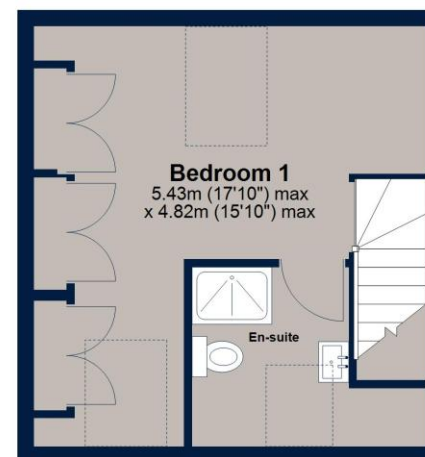
First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Second Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



Total area: approx. 100.0 sq. metres (1076.7 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. www.m-photo.pro
Plan produced using PlanUp.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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