



Guide Price £230,000 | Freehold

Martingale Mews, Barleythorpe, Oakham, LE15 7TH





Key Features & Description

- Two double bedrooms
- Private cul-de-sac situation
- Popular Barleythorpe location
- Two en-suite bathrooms
- Driveway parking
- Low maintenance gardens
- Walking distance to shops and town amenities
- Easy access to A606 bypass
- Council Tax Band: B
- EPC Rating To be confirmed

A rare opportunity to purchase this well presented two bedroomed, two-bathroom property within the popular Leighfield Park area of Barleythorpe.

The kitchen, dining and living areas blend seamlessly and are well complimented by the sliding doors to a patioed garden at the front of the property.

The first-floor landing provides access to two double bedrooms each complimented by their own private en-suites.

Further features of this home include a separate courtyard area where the current owner keeps a shed and their bins - the only property within Martingale Mews to benefit from such a space. A sizeable and private space enclosed by timber panel fencing providing an ideal spot for relaxing or potential to add further storage. To the front there is parking for one car.

Situated within walking distance of local supermarkets and services, public house, green spaces, allotments and the town centre. Located on the outskirts of Oakham with its great range of local shops, restaurants and cafes. The railway station provides half hourly trains, connecting Oakham to Leicester, Birmingham and the east, Peterborough, Cambridge and Stansted Airport.

Tenure: Freehold

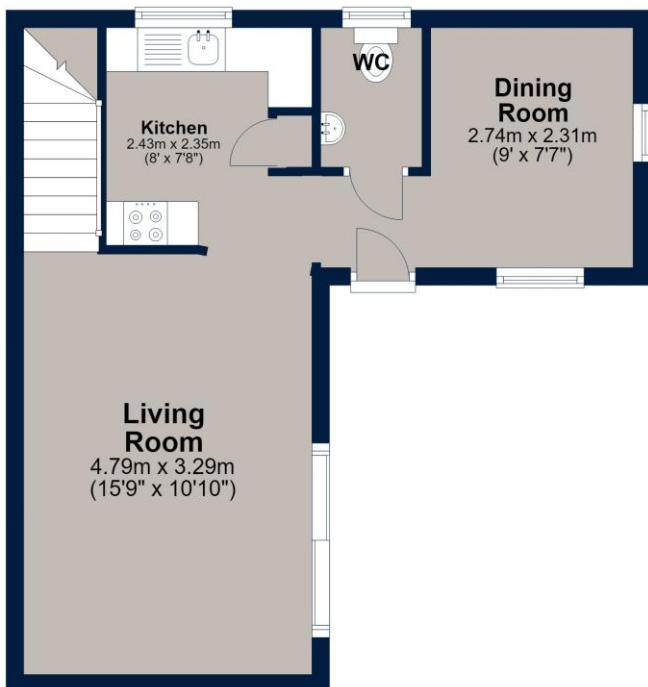
Maintenance charges payable of c £180 per annum to Oakham Heights Management Company (Preim)





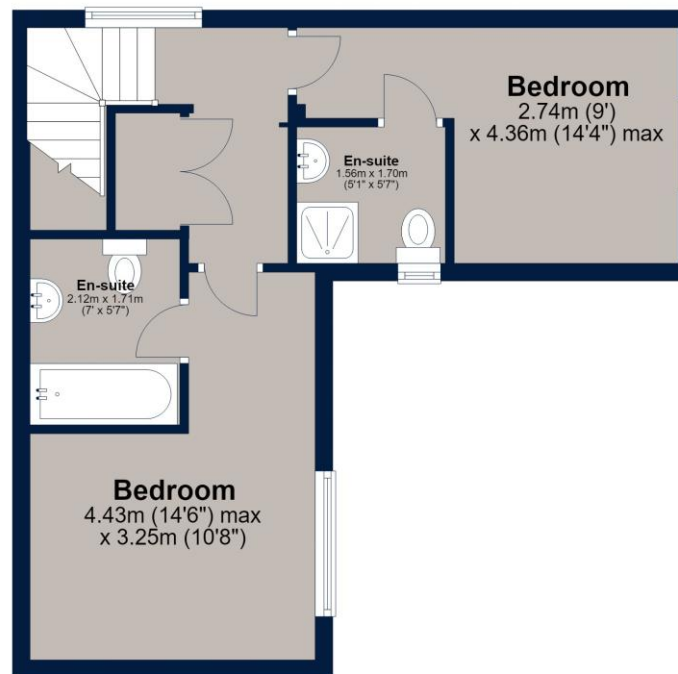
Ground Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 69.0 sq. metres (742.6 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.
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