



Maresfield Road, Barleythorpe  
Asking Price Of £239,500

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Located in the serene neighbourhood of Barleythorpe, this lovely home boasts a welcoming atmosphere and offers comfortable living spaces for its residents. The property features well-maintained exteriors and an inviting entrance. Inside, you'll find a thoughtfully designed layout that maximizes space and functionality. The property comprises three spacious bedrooms all with built-in wardrobes, principle with en-suite providing ample room for relaxation and privacy. The bathroom and en-suite are tastefully appointed and offer modern fixtures and fittings. The living areas are bright and airy. The cosy living room provides a perfect spot for relaxation and entertainment, while the well-equipped kitchen dining area is ideal for culinary endeavours. The property also benefits from an enclosed garden and oversized garage and driveway parking. The garden offers a peaceful retreat, where you can enjoy outdoor activities or simply unwind in the fresh air. Conveniently located in Barleythorpe, this property offers easy access to local amenities, schools, and transport links, ensuring a comfortable and convenient lifestyle. Whether you're a growing family or a professional seeking a tranquil living space, this property presents an excellent opportunity to call it your home.

EPC: B  
COUNCIL TAX: B  
MANAGEMENT FEE: TBC  
MAINS: Gas, Electric and Water

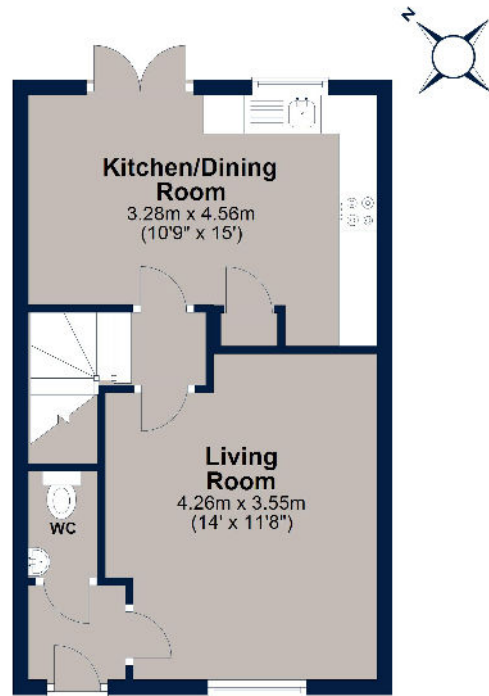




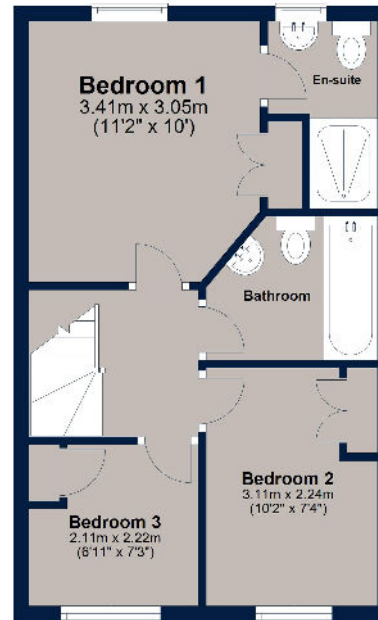


# Maresfield Road, Barleythorpe

## Ground Floor



## First Floor



Total area: approx. 69.8 sq. metres (751.0 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.



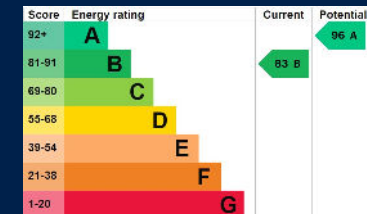
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Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular 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