



Cornflower Crescent, Barleythorpe  
Asking Price Of £265,000



Enter the property into an entrance hall with stairs rising to the first floor and a door opening into the ground floor accommodation. The living room is located at the front of the property with window to front elevation allowing plenty of light. At the rear of the property is the dining kitchen with space for a dining table, french doors to the garden and a great range of fitted units with a variety of integrated appliances. Heating controls are dual zone, for more efficiency. There is also access to the downstairs cloakroom.

On the first floor there are two double bedrooms and a single bedroom which is current used as a dressing room. The principal bedroom offers an en-suite. The family bathroom completes this floor.

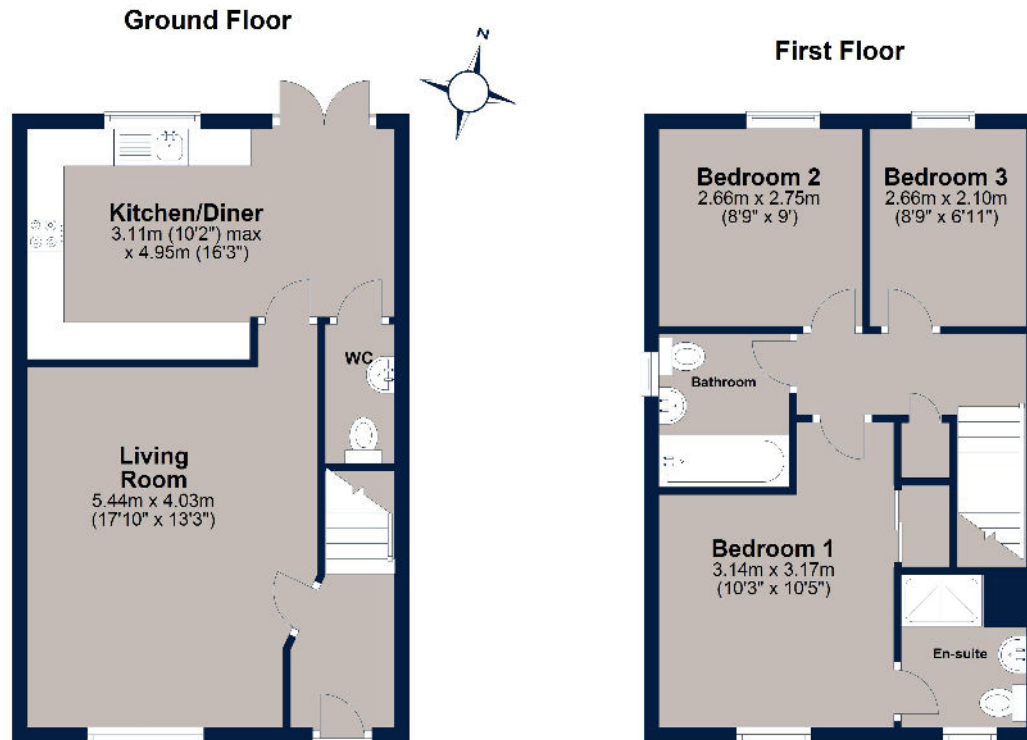
Outside - To the front of the property is a small gravel area and driveway to the side for several cars leading to a detached single garage. The enclosed rear garden is divided up into a good-sized patio, lawn and to the rear is a raised decking area. The garden also offers a good degree of privacy.

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





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Total area: approx. 79.9 sq. metres (859.7 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

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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 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