



 **SPREY** PROPERTY
Cornflower Crescent, Barleythorpe
Asking Price Of £265,000



Immaculately presented three-bedroom, semi-detached property in the sought after development on the edge of Barleythorpe. The property benefits from a modern high-quality fit and finish plus redecorated throughout. Driveway parking with a single detached garage, rear garden with paved patio area and degree of privacy.

The property comprises of front entrance hall leading through to a well-proportioned living room with in-built storage cupboard under the stairs, open plan kitchen/diner featuring modern fitted units and integrated appliances with access out into the garden through French doors. The kitchen also offers an adjoining downstairs WC.

The first floor offers landing area, principle bedroom with en-suite shower room, second double bedroom, further single bedroom, both of which overlook the garden, and three-piece family bathroom suite benefiting from full-height tiling with shower-attachment on the bath.

FREEHOLD

All mains services Gas, Electric and Water

EPC: B

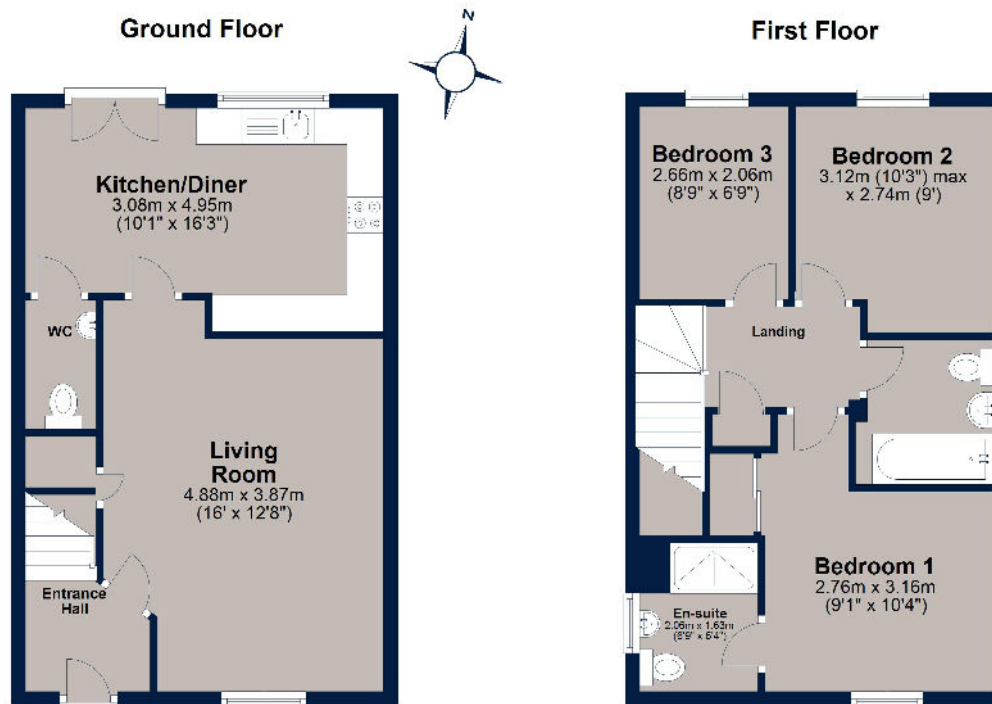
Council TAX: C

Management fee: £195.00 pa (subject to change)





Cornflower Crescent, Barleythorpe



Total area: approx. 79.3 sq. metres (853.5 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.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

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.

