



3 Maresfield Road, Barleythorpe, Oakham, LE15 7FW

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Modern Town House
- Four Spacious Bedrooms
- Fitted Kitchen & Dining Area
- Principal Bedroom with En-Suite Shower Room
- Driveway & Single Garage
- Generous Private Rear Garden
- Ideal Family Home
- No Onward Chain
- EPC Rating C
- Freehold

£325,000





Located on the desirable Oakham Heights development stands this well-presented three-storey townhouse. Being sold with NO CHAIN and offering spacious flexible accommodation the property would make an ideal family home. The accommodation briefly comprises a living room, kitchen, downstairs W.C., four bedrooms with an en-suite to bedroom one, and a family bathroom. The property also boasts a single garage with a driveway and an enclosed rear garden that is laid to the lawn. CALL TO VIEW !!

Entering via the front door leads into the light and airy entrance hall where stairs flow to the first floor and doors grant access to the kitchen, living room and downstairs W.C. The kitchen sits to the front of the property and boasts an integrated hob & oven with a brushed steel finish and a matching extractor hood. Inset stainless steel sink and drainer + mixer tap and space and plumbing for a washing machine. Positioned behind the kitchen is the spacious living room that features a useful storage cupboard and double French doors out to the rear garden. Completing the ground floor accommodation is the useful W.C that offers a close coupled W.C with half and full flush, pedestal wash hand basin and a privacy window to the front aspect. From the landing on the second floor, you have access to bedrooms two, three, four and the family bathroom. Bedrooms three and four are located to the rear of the property and boast a view to the rear garden and bedroom two sits to the front of the property and offers a view to the front aspect. Completing the second-floor accommodation is the family bathroom that features a panel bath with a shower & screen, a pedestal wash hand basin, and a close-coupled W.C. with half and full flush. On the third floor, you have the spacious principal bedroom that boasts an en-suite bathroom and built-in wardrobes. The en-suite offers a shower cubicle, close coupled W.C. with half and full flush, a pedestal wash hand basin, and a skylight window.



Externally the property offers a low-maintenance frontage and an enclosed rear garden that is laid to a lawn with a side personal access door to the single garage.



Entrance Hall 1.00m x 2.00m (3'4" x 6'7")

WC 0.92m x 1.69m (3'0" x 5'6")

Kitchen 2.82m x 4.17m (9'4" x 13'8")

Living Room 3.38m x 4.91m (11'1" x 16'1")



First Floor Landing 2.01m x 2.98m (6'7" x 9'10")

Bedroom Two 2.82m x 3.84m (9'4" x 12'7")

Bedroom Three 2.81m x 3.71m (9'2" x 12'2")

Bedroom Four 2.00m x 2.76m (6'7" x 9'1")

Bathroom 1.71m x 2.00m (5'7" x 6'7")

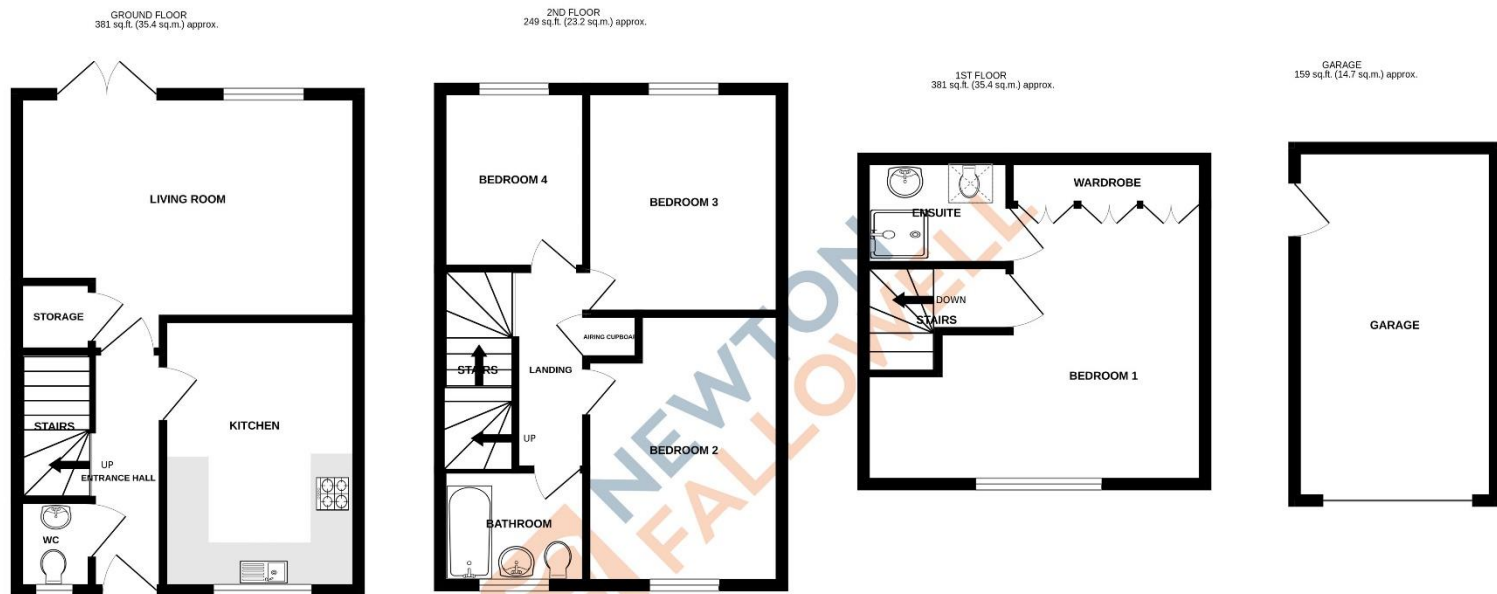
Bedroom One 4.76m x 4.92m (15'7" x 16'1")

Ensuite 1.56m x 1.92m (5'1" x 6'4")

Garage 5.09m x 2.90m (16'8" x 9'6")







MARESFIELD ROAD, BARLEYTHORPE, OAKHAM LE157FW

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.