



22 Maresfield Road, Barleythorpe, Oakham, LE15 7UQ



NEWTON FALLOWELL

3 2 1

Key Features

- Well Presented Modern Home
- Two Double Bedrooms with One Single Bedroom
- En-Suite To Master Bedroom
- Finished To An Excellent Standard
- Kitchen/Breakfast Room With Cloakroom/WC
- Quiet Location Set Back From Road
- Allocated Off Street Parking
- Close Proximity To Local Amenities, Shops, Schools & Train Station
- EPC Rating B
- Freehold

£250,000





Nestled in the sought-after Barleythorpe development nearby the historic market town of Oakham, this beautifully presented three-bedroom home offers spacious and thoughtfully designed accommodation, ideal for modern family living. Finished to an excellent standard throughout, the property is conveniently located close to well-regarded local schools, a range of shops and amenities, and the town's mainline train station.

Entering via a welcoming entrance hall, guests are led into a bright and airy living room, perfect for relaxing or entertaining. Set back from the road, this property benefits from a quiet frontage which results in a particularly quiet and tranquil setting, experienced best from the living room and master bedroom.

To the rear of the property, the generous kitchen/breakfast room is fitted with contemporary units and integrated appliances, with French doors opening onto the rear garden - ideal for indoor-outdoor living and alfresco dining. A ground floor cloakroom/WC completes the downstairs accommodation.

Upstairs, a central landing leads to three well-proportioned bedrooms, including a spacious master bedroom with built-in wardrobes and a sleek en-suite shower room. The remaining two bedrooms, one of which is currently utilised as a dressing room, are served by a stylish family bathroom with a modern three-piece suite.

Externally, the property benefits from a private, enclosed rear garden, ideal for children and pets, along with off-road parking. Its well-balanced layout, excellent finish, and prime location make this home an ideal choice for first-time buyers, young families, or downsizers alike.

Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.

Room Measurements

Entrance Hall 2.02m x 1.77m (6'7" x 5'10")

Living Room 4.9m x 3.21m (16'1" x 10'6")

Kitchen/Breakfast Room 4.89m x 3.15m (16'0" x 10'4")

WC 1.85m x 1.05m (6'1" x 3'5")

Bedroom One 3.24m x 3.13m (10'7" x 10'4")

Ensuite 2.14m x 1.79m (7'0" x 5'11")

Bedroom Two 2.8m x 2.78m (9'2" x 9'1")

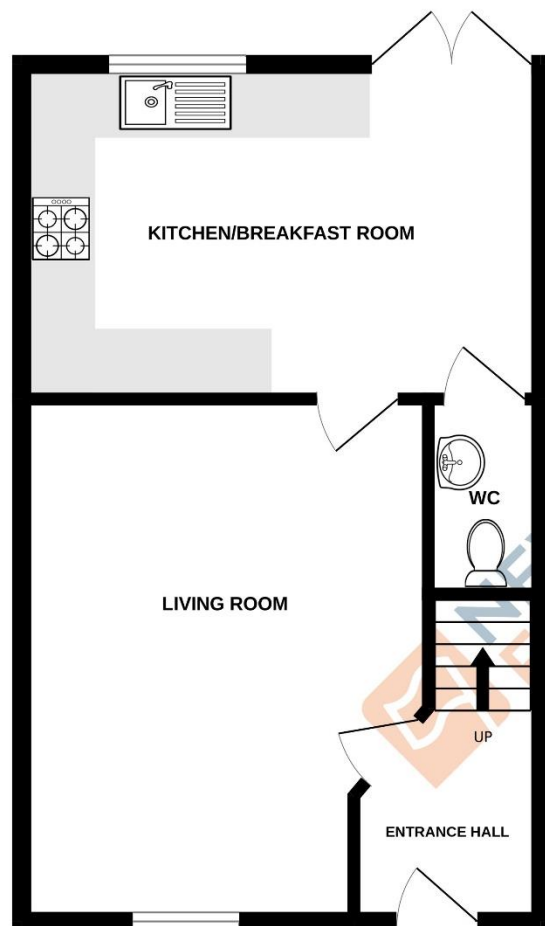
Bedroom Three 2.79m x 2.1m (9'2" x 6'11")

Bathroom 2.3m x 1.83m (7'6" x 6'0")

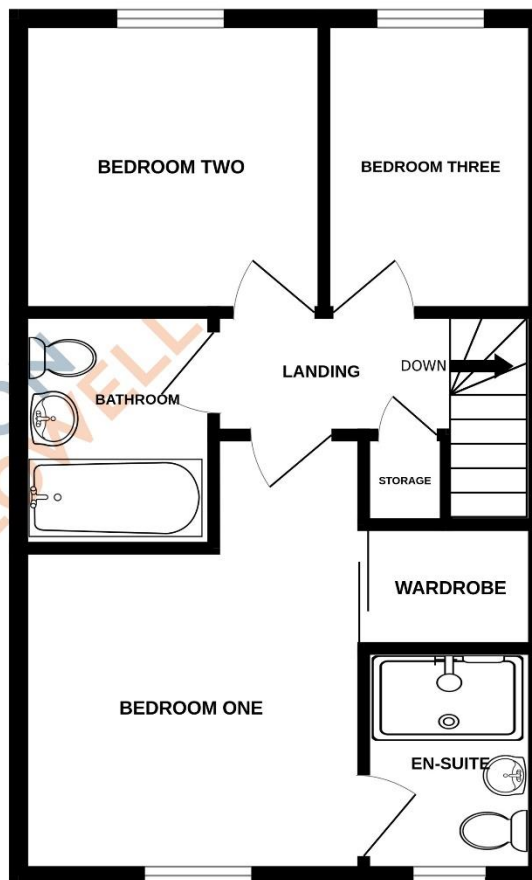
Residents Management Company

The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £178.57 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



MARESFIELD ROAD, BARLEYTHORPE, OAKHAM, LE15 7UQ

TOTAL FLOOR AREA : 848 sq.ft. (78.8 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		96 A
81-91	B	83 B	
69-80	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.