



Maresfield Road, Barleythorpe

Oakham, Rutland, LE15 7UQ



Maresfield Road, Barleythorpe Oakham, Rutland, LE15 7UQ £995 PCM

Set within the popular Barleythorpe development is this well presented and deceptively spacious THREE BEDROOM semi-detached home boasting a large living room, a kitchen diner, master bedroom suite with an en-suite shower room and a further family bathroom. There is a south westerly facing rear garden with large decked area, lawn, planted borders and garden shed and to the rear there is tandem allocated parking.

On entering the property, you are first greeted by the hallway with the stairs to the first floor and door to the living room. The living room is generously proportioned and has useful under stairs storage and a door leading to the kitchen/diner. The kitchen offers a range of fitted units to both wall and base level along with surface areas and an integrated oven & hob, as well as space for freestanding appliances. There is ample space to accommodate a dining table, whilst French doors lead out to the rear garden. Also accessed from here is a two-piece ground floor WC. To the first floor the three bedrooms are well balanced, the smallest being a reasonable single bedroom or a perfect study, the second being a good double and the master bedroom being a very good size suite, with fitted wardrobes and an en-suite shower room. The upstairs accommodation is completed by a three piece family bathroom.

Outside the property, there is a small gravelled and paved frontage. An inset pathway leads to the front door and one side of the property where there is gated access to the rear garden. To the rear of the property is a rather generous garden which enjoys a south westerly aspect. There is an area of lawn, large decked area, planted borders with inset shrubs, trees and flowers and a useful shed located to the lower part of the garden.



Entrance Hall

6'7 x 5'7 (2.01m x 1.70m)

Living Room

18'3 x 12'6 (max) (5.56m x 3.81m (max))

Kitchen/Diner

16'3 x 10'2 (max) (4.95m x 3.10m (max))

Downstairs W/C

3'3 x 6'2 (0.99m x 1.88m)

Stairway & Landing

10'3 x 10'5 (l-shaped) (3.12m x 3.18m (l-shaped))

Master Bedroom

10'4 x 9'9 (3.15m x 2.97m)

Master En-Suite

6'8 x 5'5 (2.03m x 1.65m)

Bedroom Two

9'4 x 9'1 (2.84m x 2.77m)

Bedroom Three/Study

8'7 x 6'9 (2.62m x 2.06m)

Bathroom

6'7 x 6'3 (max) (2.01m x 1.91m (max))

Council Tax

This Property is a Council Tax Band C, payable to Rutland County Council.

Pets

The Landlord of this property will not consider applicants with pets.



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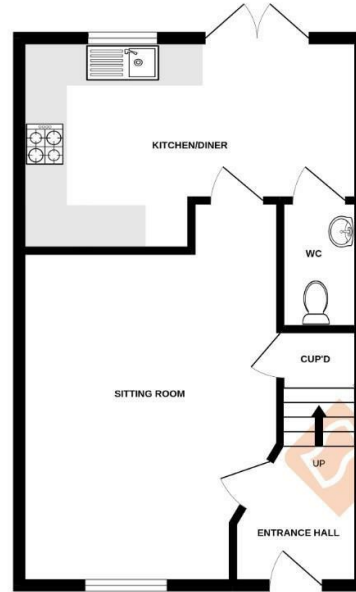


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GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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 misstatement. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

