



32 Maresfield Road, Barleythorpe

In Excess of £240,000

 **NEWTON FALLOWELL**

32 Maresfield Road

Barleythorpe, Oakham

This attractive three bedroom semi-detached home offers a wonderful opportunity to secure a spacious and well-presented family home within the popular residential area of Barleythorpe. Ideally positioned close to a range of local amenities and everyday conveniences, the property is offered for sale with **no onward chain**.

Upon entering, you are greeted by a welcoming hallway that leads into a bright and airy living room, ideal for relaxing or entertaining guests. The modern kitchen is fitted with a range of contemporary units and integrated appliances, with ample worktop space for meal preparation. The generous layout provides plenty of room for a dining table, creating a sociable space for everyday meals and entertaining. Patio doors open directly onto the garden, allowing plenty of natural light into the room and providing a seamless connection to the outside space. A door from the kitchen also provides convenient access to the WC.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation, each benefitting from neutral décor and generous storage options. The stylish family bathroom features a three-piece suite comprising a bath with an over-bath shower, wash hand basin and WC. The principal bedroom also benefits from the added convenience of a useful ensuite shower room with a generously sized shower unit. The outside space is generously sized, with a private rear garden that provides an excellent setting for outdoor dining, relaxation and play. The garden is mainly laid to lawn, complemented by a patio area that is perfect for summer barbecues or enjoying a morning coffee. Mature shrubs and fencing offer privacy and a pleasant outlook, creating a tranquil retreat for all the family. Two allocated parking spaces are also conveniently located just a few steps away from the property.





Entrance Hall

7' 0" x 5' 9" (2.13m x 1.74m)

Living Room

16' 0" x 10' 3" (4.87m x 3.12m)

Kitchen / Breakfast Room

16' 2" x 10' 3" (4.93m x 3.12m)

WC

5' 11" x 3' 4" (1.80m x 1.02m)

Bedroom One

10' 6" x 9' 11" (3.19m x 3.03m)

En-Suite

5' 11" x 5' 9" (1.80m x 1.76m)

Bedroom Two

9' 5" x 9' 1" (2.88m x 2.77m)

Bedroom Three

9' 2" x 6' 11" (2.79m x 2.10m)

Bathroom

6' 8" x 6' 4" (2.04m x 1.92m)

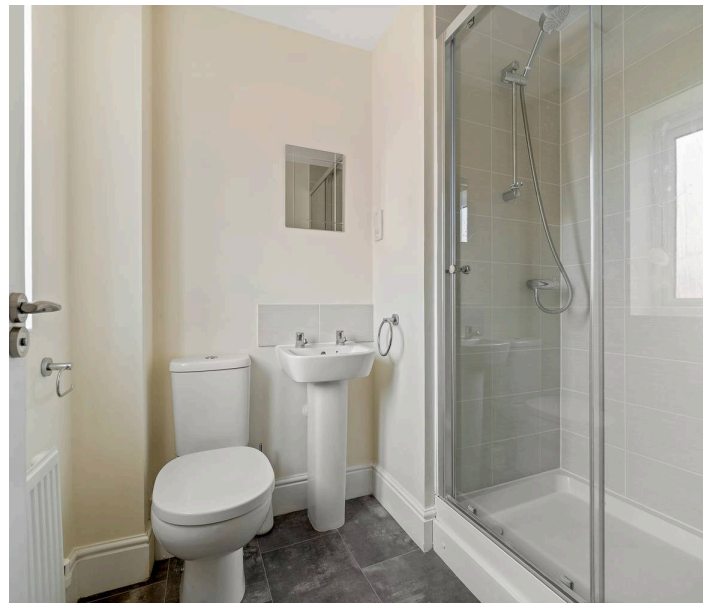
Residents' Management Charge

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.

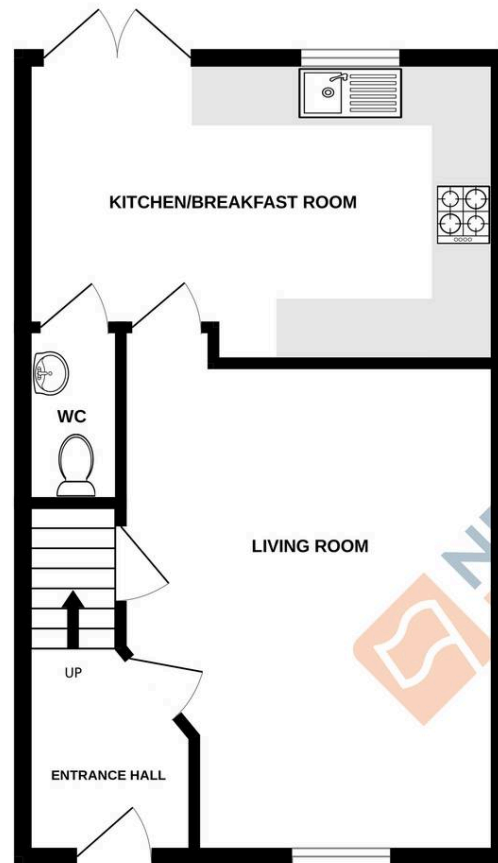
Council Tax band: C

Tenure: Freehold

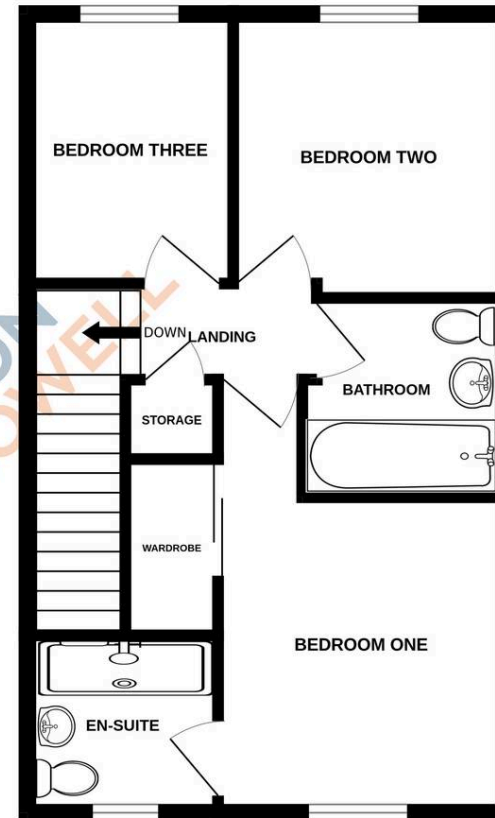
EPC Energy Efficiency Rating: B



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



MARESFIELD ROAD, BARLEYTHORPE, LE15 7UQ

TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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Newton Fallowell - Oakham

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ANTI-MONEY LAUNDERING REGULATIONS: Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 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.