



19 Maresfield Road, Oakham, LE15 7FW

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Immaculately Presented Three-Bedroom Home
- Ideal For First-Time Buyers & Growing Families
- Corner Position On The Popular Maresfield Road
- Flexible Layout With Work-From-Home Potential
- Kitchen/Breakfast Room With Direct Garden Access
- Generous Rear Garden With Lawn & Patio Seating Area
- Single Garage With Scope For Enhancement
- Convenient Access To Oakham & Commuter Routes
- EPC Rating B
- Freehold

Offers in Excess of: £255,000





Positioned on the corner of the ever-popular Maresfield Road, Barleythorpe, this immaculately presented three-bedroom home offers an excellent opportunity for first-time buyers and growing families seeking adaptable accommodation, generous outdoor space and strong long-term potential. The property is particularly well suited to modern lifestyles, with flexible bedroom arrangements and the added benefit of a single garage offering scope for conversion or enhancement.

The internal layout is arranged over two floors and provides practical, family-focused accommodation. The ground floor opens into a welcoming entrance hall with a convenient ground floor WC, leading through to a bright and comfortable living room which provides a well-proportioned space for everyday living. To the rear, the kitchen/breakfast room is fitted with a range of contemporary units and enjoys direct access onto the garden, making it ideal for both family use and entertaining during the summer months.



The first floor offers three bedrooms, a key advantage for those requiring dedicated work-from-home space or additional family accommodation. Bedroom one benefits from an en-suite shower room and built-in storage, while the remaining bedrooms are served by a family bathroom fitted with a modern three-piece suite.

Outside, the property enjoys a generous, enclosed rear garden which is predominantly laid to lawn and complemented by a patio seating area. This space is particularly well suited to young families, providing both privacy and room for outdoor play and relaxation. A driveway to the side leads to a single garage, offering secure parking, storage and clear potential for future enhancement.

The location is well placed for access into Oakham town centre, which offers a comprehensive range of amenities, schooling and leisure facilities. Oakham railway station provides regular services to Leicester, Peterborough and beyond, while nearby road links make this an excellent choice for commuters.

Overall, this is a versatile and attractively presented home, offering flexibility, outdoor space and a sought-after location - ideal for buyers looking to secure a property with both immediate appeal and future potential.



Room Measurements

Entrance Hall 1.49m x 0.94m (4'11" x 3'1")

WC 1.42m x 1.02m (4'8" x 3'4")

Living Room 4.24m x 3.43m (13'11" x 11'4")

Kitchen/Breakfast Room 4.52m x 2.64m (14'10" x 8'8")

First Floor Landing 2.21m x 2.01m (7'4" x 6'7")

Bedroom One 3.35m x 2.87m (11'0" x 9'5")

Ensuite 1.55m x 1.24m (5'1" x 4'1")

Bedroom Two 3.12m x 2.24m (10'2" x 7'4")

Bedroom Three 2.21m x 2.08m (7'4" x 6'10")

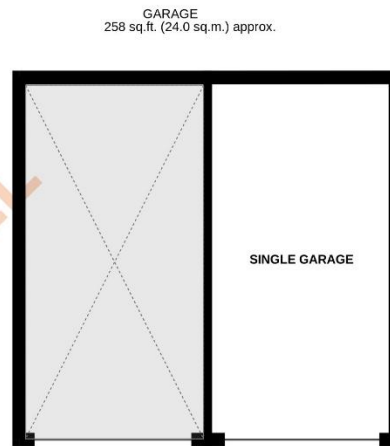
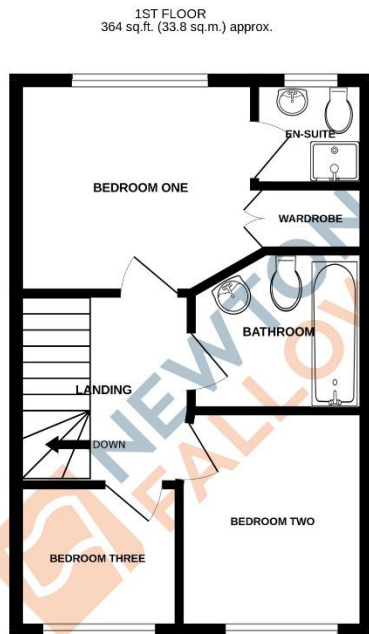
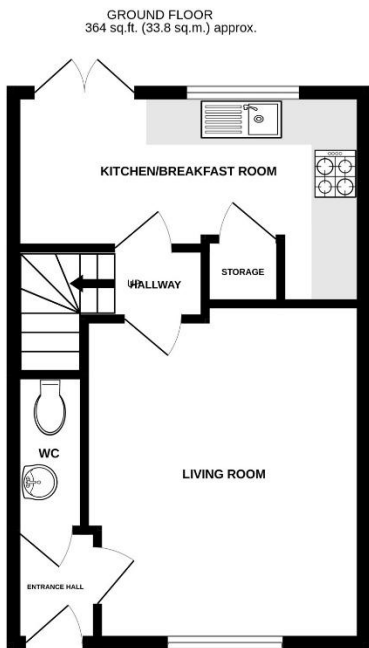
Bathroom 2.24m x 1.88m (7'4" x 6'2")

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.

Agents Notes: Draft Details

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



MARESFIELD, BARLEYTHORPE

TOTAL FLOOR AREA : 986 sq.ft. (91.6 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:
Council Tax Band: B

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 £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.

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.