



21 Uppingham Road, Preston, Oakham, LE15 9NW

 **NEWTON FALLOWELL**

3 1 3

## Key Features

- Detached Family Home
- Three Bedrooms
- Double Garage
- Re-Fitted Bathroom
- Parking For A Caravan / Motorhome
- Sought After Village Location
- Planning Permission For A Garden Room Extension & Partial Garage Conversion
- Immaculate Condition & High Standard Throughout
- EPC Rating D

£495,000





Positioned in the sought-after village of Preston, is this immaculately presented detached family home. Preston is a fantastic location, just a couple of miles from both Oakham and Uppingham's historic town centres, as well as a short drive to the A47 for those commuting to the likes of Leicester, Peterborough, and Corby. Boasting three double bedrooms, a south-facing rear garden, a double garage, and a spacious driveway. Having been lovingly updated by the current owners, the property benefits from a new combi boiler, a four-piece bathroom, and a radon filtration pump. We recommend a viewing at the earliest opportunity!

Upon entering, you are greeted by a bright and airy entrance hall, adorned with oak doors leading to the various reception areas. To the left, the staircase leads to the first floor alongside a generously sized cloakroom, complete with WC facilities and utility space. To the right lies the entrance to the expansive open plan living and dining area, characterized by its abundant natural light and enhanced by the presence of an inset log burner in the living space. Adjacent to the dining area is the stylish kitchen, featuring design elements including quartz worktops, flooring, and sink, complemented by integrated NEFF and Bosch appliances. Thoughtful touches such as feature lighting beneath the kickboards and wall units add to the ambiance. Accessible from the kitchen is the rear entrance porch, serving as an ideal boot room while providing convenient access to the garden. Upstairs, a spacious landing leads to three double bedrooms, two of which feature built-in wardrobes concealed behind oak doors. The newly refurbished family bathroom exudes contemporary charm with its free-standing bath, walk-in power shower, floating wash hand basin, and concealed cistern WC.



Externally, the landscaped front garden is a well-manicured space, leading to a sweeping gravel driveway offering space for multiple cars and space to park a caravan/motor home. Further leading to the double garage, with two electric remote-controlled doors. At the rear, the south-facing garden offers complete seclusion, enveloping a central lawn bordered by an array of shrubs, flowers, and mature trees. There are outdoor power points and a tap for convenience and a raised Indian sandstone terrace provides an idyllic setting for outdoor furnishings. Convenience is ensured with a courtesy side door granting direct access to the garage from the garden, alongside a charming wooden summer house and a secure gate positioned at the property's side.



### Room Measurements

Entrance Hall 3.93m x 1.58m (12'11" x 5'2")

WC/Utility 1.99m x 1.87m (6'6" x 6'1")

Living Room 4.98m x 3.65m (16'4" x 12'0")

Dining Room 3.66m x 2.90m (12'0" x 9'6")

Porch 2.40m x 1.33m (7'11" x 4'5")

Kitchen 3.70m x 2.96m (12'1" x 9'8")

Bedroom One 3.97m x 3.67m (13'0" x 12'0")

Bedroom Two 3.11m x 3.01m (10'2" x 9'11")

Bedroom Three 3.67m x 2.97m (12'0" x 9'8")

Four-Piece Bathroom 3.71m x 1.96m (12'2" x 6'5")

Double Garage 5.91m x 5.20m (19'5" x 17'1")

### Planning Permission: Garden Room & Partial Garage Conversion

The owners have received planning approval for a single storey extension, described as a garden room, leading off the kitchen, along with a partial garage conversion, for functional use, such as a workshop/home office. For full details, please see below reference.

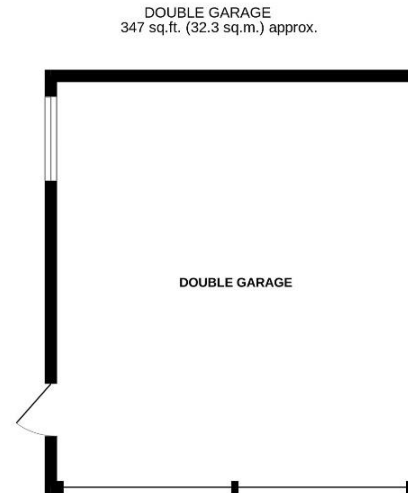
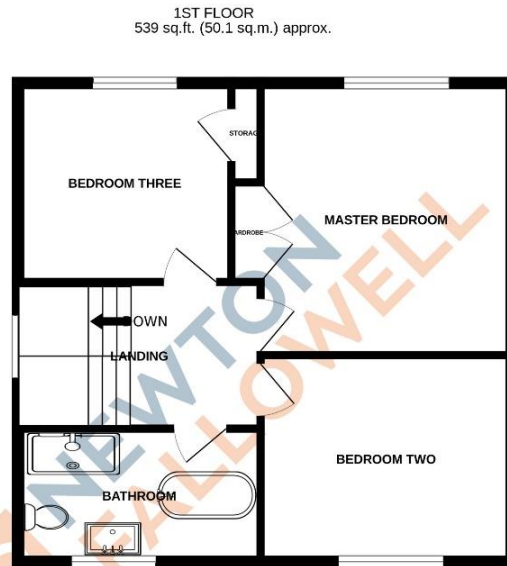
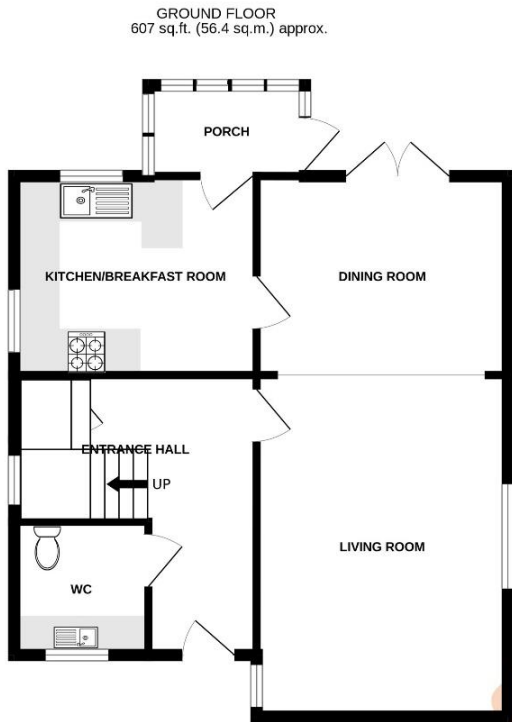
Reference: 2024/0099/FUL

Date of Validation: 25th January 2024





LYONS TEA



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TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: D

#### 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.