



## Branston Road Uppingham

Semi detached three-bedroom family home offering a fantastic opportunity for the new purchaser to either extend STPP or renovate to their desired specification. Ideal FTB / Investment situated within a non overlooked generous plot on the outskirts of Uppingham.



### FEATURES

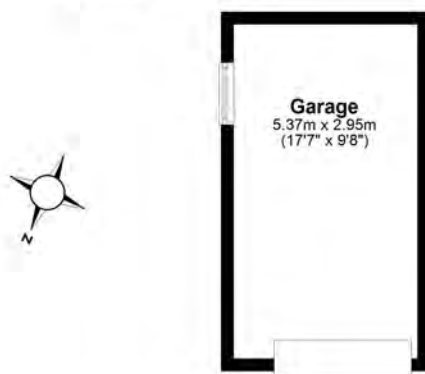
- Semi detached family home with potential to extend STPP
- Ideal FTB / Investment
- Open plan living diner
- Three bedrooms
- Non overlooked garden
- Off road parking & detached garage
- Walking distance to amenities





### Ground Floor

Approx. 53.4 sq. metres (574.5 sq. feet)



Total area: approx. 89.1 sq. metres (959.0 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

## FULL DESCRIPTION

Accommodation comprises; Entrance porch, hallway, kitchen and open-plan lounge/dining room. To the first floor is two double bedrooms, further bedroom and a wet room.

The property benefits from off road parking and a detached single garage. To the rear is a private garden mainly laid to lawn with patio area.

Uppingham is a highly desirable and historic Market Town with a range of boutique shops and restaurants surrounding the quaint market square and adjoining high street. There are excellent Primary and Secondary schools in the area. The town is conveniently located close to the A47, giving access to Leicester and Peterborough. Mainline trains into London and the North can be reached from Peterborough, Leicester, Oakham and Kettering.

To book a viewing call our area experts

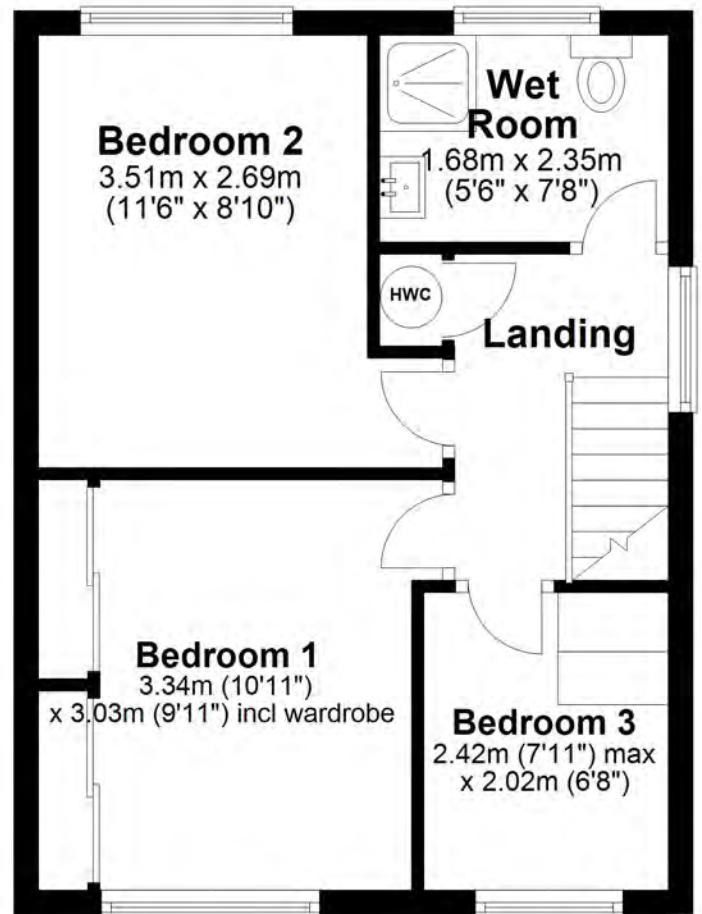
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## First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)

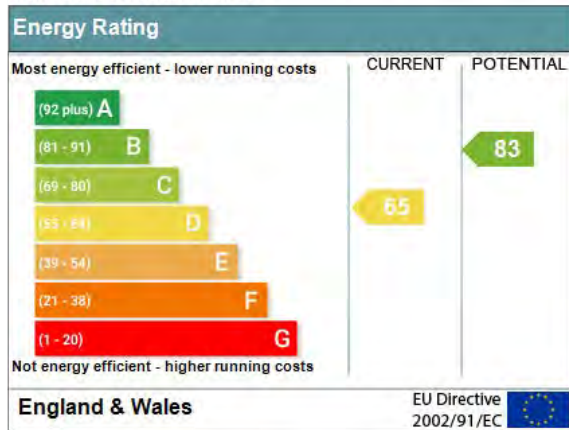






## EPC RATING

Address: 81 Branston Road, Uppingham, OAKHAM, LE15 9RR  
 RRN: 0350-2227-3350-2994-7711



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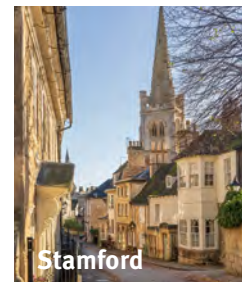
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