

Bayley Close  
Uppingham  
Oakham  
LE15 9TG

Hurfords



- 5 Bedroom Detached Family Home
- Master En-Suite
- Home Office Space

- Popular Location in Uppingham
- Large Garage
- Beautifully Landscaped Garden

## 21 Bayley Close Uppingham Oakham LE15 9TG

This beautifully presented family home is in the popular area of Bayley Close in Uppingham. Boasting 5 Bedrooms upstairs as well as a home office space downstairs that could act as an additional bedroom. The ground floor accommodation is exceptional in size and perfect for large families.

Entering through the front door you are met with a generous hallway with stairs to the first floor. To the left is the benefit of a downstairs W/C ideal for young families and complete with a RAK sink unit. The entrance hall boasts bags of storage including a double door storage cupboard and a smaller one. To the right is a huge formal living room with a feature gas fire and a large window over the front of the property bringing in bags of light to this space. From the living room there are double glass doors entering the rear of the property in to a dining space and further on to the conservatory, perfect spaces for entertaining guests. To the left of the ground floor is a further room currently housing a TV room. This room is a great space for a cinema room but for younger families could double up as a playroom. To the rear of the ground floor is a fabulously presented kitchen with a range of base and wall units in a neutral colour with under counter lighting as well as LEDs built in to the plinth. The kitchen offers space for an American fridge freezer in a cleverly built alcove as well as space for a dishwasher and an integrated double oven and gas hob. 2 windows give you views from the kitchen over the garden space and to the left is a generous utility room with a door out to the garden. The utility room space has the advantage of both space for a washing machine as well as a tumble dryer, perfect for family living and plenty of additional storage space.

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To the right of the ground floor there is the addition of a room which could either house a bed for guests or act as a large home office for those working from home offering double French doors over the garden. Moving upstairs through a light and airy stairwell there are 5 bedrooms, the master benefitting from views over the garden and housing its own en-suite shower room with a walk in premium Aqua Lisa power shower, double drawer built in vanity unit and W/C. Bed 2,3 & 4 are all beautifully presented double rooms offering plenty of space for families. Bed 5 although the smallest is still a generous single room and these rooms all share a well presented family bathroom comprising of floor to ceiling tiles, a bath, pedestal basin and W/C. Externally to the rear is a beautifully landscaped garden including outdoor lighting with a mixture of mature beds and lawn ideal for families and enclosed as well as a raised decked area ideal for alfresco dining and drinking. To the front there is a block paved driveway with additional planting and trees for parking a vehicle as well as parking to the side of the property leading to a double length single garage, perfect for additional storage. Most of the rooms in this home have been upgraded to LED lighting which is a welcome addition. Viewing this home is essential to take in the vast accommodation on offer!

21 Bayley Close, Uppingham, Oakham, Rutland  
 Approximate Gross Internal Area  
 Main House = 198 Sq M/ 2131 Sq Ft  
 Garage = 21 Sq M/ 226 Sq Ft  
 Total = 219 Sq M/ 2357 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

Living Room 18'7" x 15'7"  
 Kitchen 18'11" x 10'6"  
 TV Room 15'5" x 10'9"  
 Utility 10'6" x 8'7"  
 Diner 10'6" x 9'11"  
 Conservatory 10'7" x 9'11"  
 Study/Bedroom Six 17'2" x 8'6"  
 Garage 26'7" x 8'4"  
 Principal Bedroom 13'6" x 11'1"  
 Bedroom Two 16'2" x 10'6"  
 Bedroom Three 15'5" x 7'10"  
 Bedroom Four 11'0" x 10'5"  
 Bedroom Five 8'1" x 8'0"

**EPC BAND: D**

**TENURE: FREEHOLD**



Hurfords

21 High Street East, Uppingham, LE15 0PY  
01572 821777  
uppingham@hurford.co.uk

[www.hurford.co.uk](http://www.hurford.co.uk)

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