

Branston Road, LE15 9RR  
Uppingham  
Oakham  
£350,000

Hurfords



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- 4 Bedroom Extended Semi Detached Home
- Beautifully Presented
- Modern Kitchen
- Master En-Suite
- Enclosed Rear Garden
- Single Garage

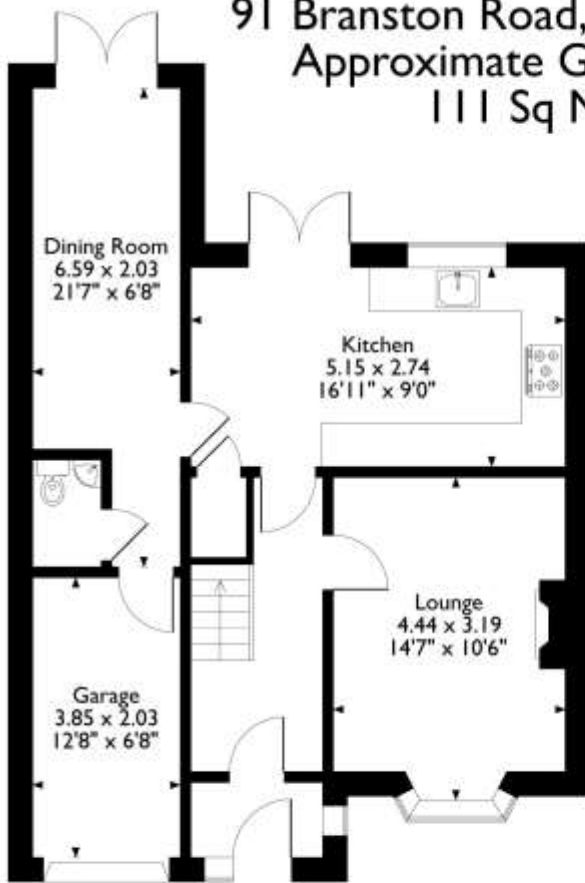
91 Branston Road  
Uppingham  
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This well presented semi-detached home has been extended to offer 4 bedrooms ideal for families benefitting from a large enclosed rear garden as well as an integrated single garage perfect for storage. Entering through the front door you are met with an entrance porch ideal for coats and shoes leading to a spacious entrance hall with stairs to the first floor. To the right is the lounge benefitting from a bay window bringing in bags of light, the room is a great size and perfect for families. There is also the addition of a gas fire for those cooler evenings. Moving through you enter the large kitchen/dining area to the rear. Modern in design in an off-white colour with a wooden worktop, the kitchen appliances consist of a free-standing fridge/freezer, integrated dishwasher, integrated oven and 5 gas burner hob. The room offers space for dining table and chairs as well as further storage and boasts double French doors to the garden. To the left of the ground floor you enter the extension which offers a long space with room for a dining table and chairs and currently an area for a home office, again with double door opening to the garden. There is also the welcome addition of a downstairs W/C and a door to access the integrated garage. Moving upstairs through a generous landing space there are 4 bedrooms. Bedroom 1, a large double with views over the garden benefits also from its own great sized en-suite bathroom with walk-in shower, pedestal basin, W/C and heated towel rail. The additional 3 bedrooms share the family bathroom with a bath with shower over, pedestal basin and W/C perfect for families. Externally to the front there is plenty of space for off road parking on the block paved driveway with access to the single garage which has been updated to offer an electric garage door. To the rear is a fabulous large enclosed garden with a decked area to the rear for BBQ and dining and plenty of lawn for families and pets. This home is a great example and viewing is essential to take in all there is to offer!

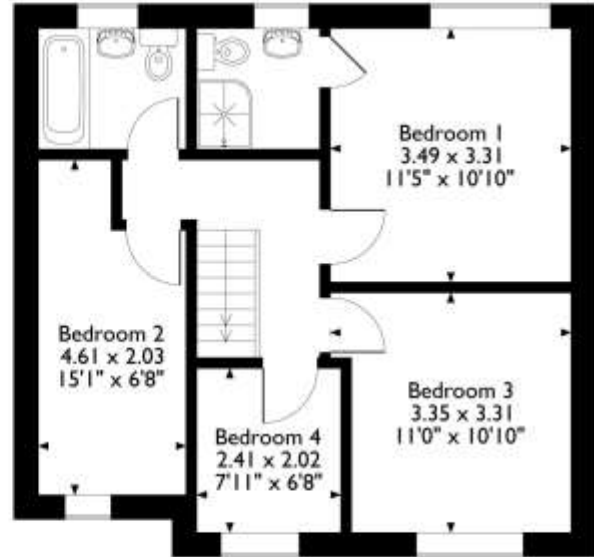
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91 Branston Road, Uppingham, Oakham  
Approximate Gross Internal Area  
111 Sq M / 1195 Sq Ft



**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

- Garage 12'8" x 6'8"
- Dining Room 21'7" x 6'8"
- Kitchen 16'11" x 9'0"
- Lounge 14'7" x 10'6"
- Bedroom One 11'5" x 10'10"
- Bedroom Two 15'1" x 6'8"
- Bedroom Three 11'0" x 10'10"
- Bedroom Four 7'11" x 6'8"

**TENURE: FREEHOLD**





Hurfords



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