

15 Southwell Way  
Uppingham  
Rutland

£485,000

Hurfords



4



2



B



E

- 4 Bedroom Detached Family Home
- Master En-Suite
- Large Kitchen & Dining Room
- Utility Room
- Generous Family Lounge
- Single Garage
- Enclosed Garden
  
- Tenure: Freehold

15 Southwell Way  
Uppingham  
Rutland  
LE15 9EZ

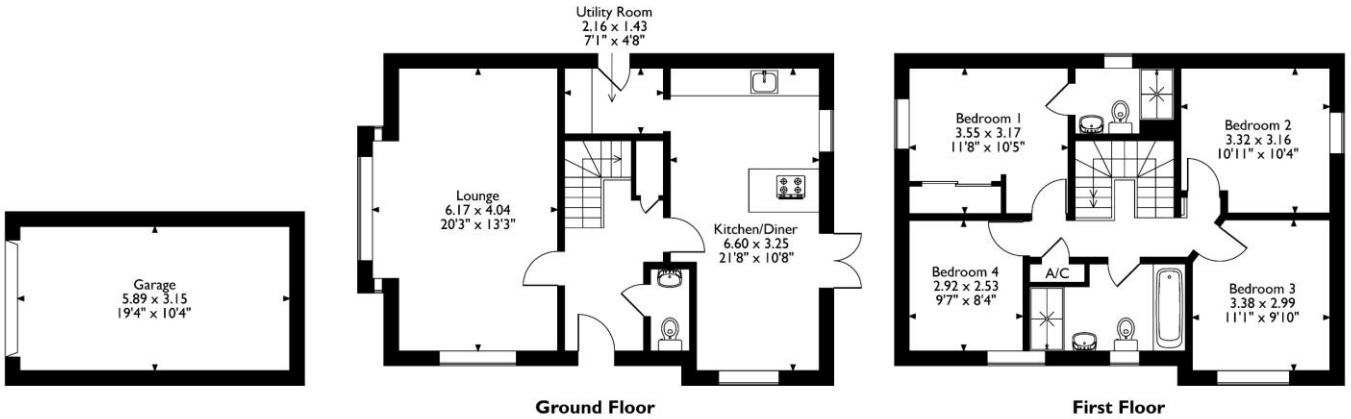
Hurfords welcomes this detached 4 bedroom family home offering great space for growing families in a popular location off the Leicester Road. Boasting a generous enclosed rear garden as well as a single garage this will make the perfect family home for future owners.

This fabulous 4 bedroom home is set in the sought after location off the Leicester road built 5 years ago by Bloor Homes. The ground floor offers spacious accommodation with a huge formal lounge with a bay window spanning the depth of the home. The main Kitchen & Dining area is a welcome space for families and entertaining with a set of double doors opening up to the paved area for alfresco dining and drinking and the garden. The kitchen is modern in design, finished in white gloss boasting integrated appliances leading to a useful utility room for housing the white goods with a door accessing the driveway. The ground floor also has the benefit of a downstairs W/C for guests and storage under the stairs.

Hurfords



15 Southwell Way, Uppingham, Oakham  
 Approximate Gross Internal Area  
 Main House = 117 Sq M/1259 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 136 Sq M/1464 Sq Ft



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.



Upstairs, accessed via a generous landing space there are 4 great sized bedrooms, the master boasts its own en-suite shower room. Bedroom 2, 3 & 4 share the family bathroom which comprises of a bath, W/C and sink as well as a large walk-in shower and heated towel rail. The landing space offers an airing cupboard to provide additional storage.

To the side of this home there is access to the garden via double doors from the kitchen opening up to a large paved area ideal for outdoor dining and drinking leading on to a lawn perfect for families with mature beds to the rear.

To the side of the home there is plenty of off road parking leading up the long driveway reaching the single garage.

This home is the perfect step up for families offering plenty of space, viewing is essential!




Hurfords




SCAN ME

Selling your property?  
Contact us to arrange a FREE home valuation.

 01572 821777

 21 High Street East, Oakham, LE15 9PY

 [uppingham@hurford.co.uk](mailto:uppingham@hurford.co.uk)

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

Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU101518 PDAF 0001

