

Ayston Road
Uppingham
Rutland

£450,000

Hurfords



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- 3 Bedroom Semi Detached Home
- Extended Open Plan Living Space
- Driveway Providing Off Road Parking
- Beautifully Presented Large Garden
- Wood Burning Stove
- Walking Distance to Uppingham Town Centre
- Brick Outbuilding

- Tenure: Freehold

62 Ayston Road
Uppingham
Rutland
LE15 9RL

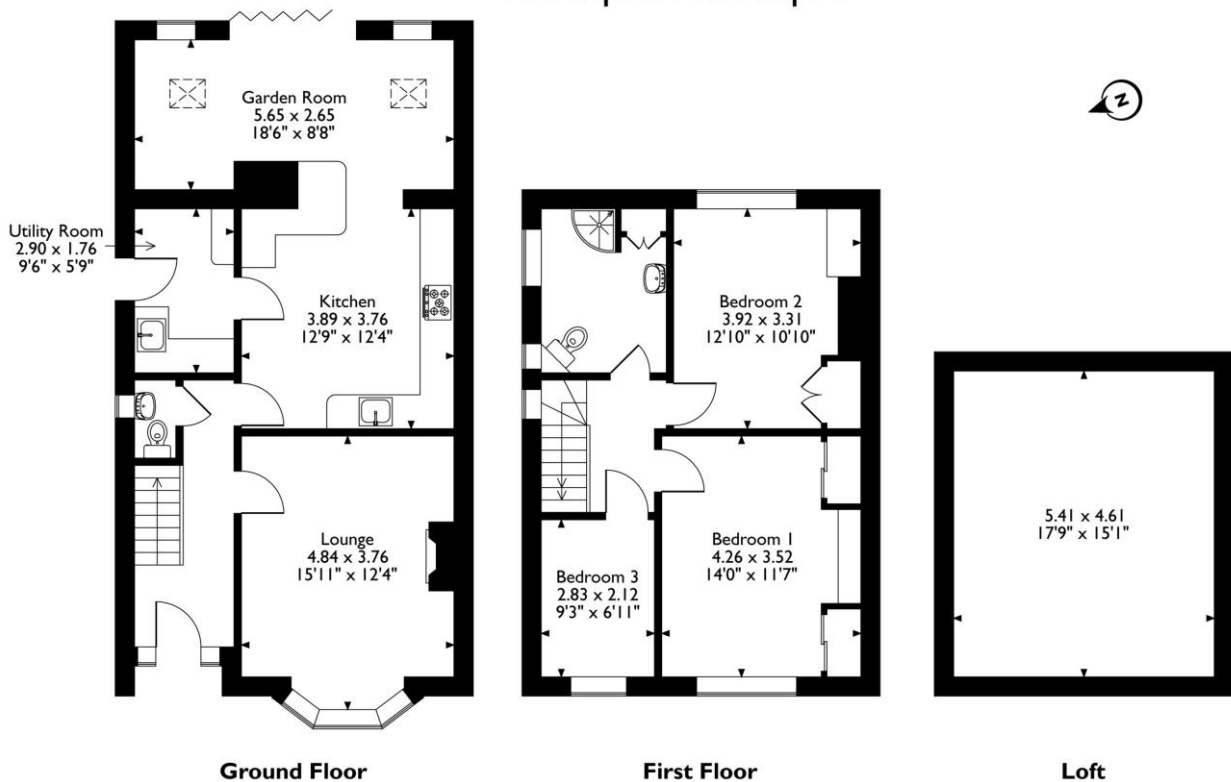
Hurfords is proud to launch this beautifully presented 3 bedroom character property in walking distance of Uppingham Town Centre. The home is perfect for growing families, modernised inside boasting a large kitchen and dining space as well as a utility room.

Entering the front drive you are met with a stunning stain glass front door and surround recently decorated in colours sympathetic to the style of the home. The main entrance is in keeping with the property boasting oak flooring leading through the hallway with a downstairs W/C under the stairs. To the right is the formal lounge featuring a wood burning stove for those cooler evenings and plenty of light entering the large bay window to the front. Moving through to the rear of the home you enter a refitted kitchen, modern in design featuring a range of base and wall units. Integrated appliances include fridge/freezer, dishwasher, double oven and gas hob. A unique breakfast bar has been added, an ideal space for when entertaining and cleverly zoning the addition of the later addition of a garden room to the rear. From the kitchen you also have access to the utility room which has been well thought out providing additional storage and space for both a washing machine and tumble dryer with a door leading to the side of the home. More recently in time, the garden room has been added as a single storey extension to the rear. This is a universal space currently utilised as additional seating but could be used as a dining space subject to requirement with doors opening to the garden.

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62 Ayston Road, Uppingham, Oakham
 Approximate Gross Internal Area
 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.



Moving upstairs there are 3 bedrooms, the two main rooms are both great sized double rooms both with fitted wardrobes to maximise on space for furniture. Bedroom 3 although the smallest makes a good single room and perfect for children or even a home office. The bedrooms all share the family bathroom which has been updated to offer floor to ceiling tiles, a fabulous walk-in shower with vanity unit, W/C and heated towel rail. The lofts above the first floor is a great size and could add additional bedroom space if a new stairwell was introduced and has been achieved to similar properties nearby.

Externally to the front there is a lawned garden behind the hedge with a driveway providing off road parking. To the side of the home there is access to a brick-built outbuilding which is currently used for storage but could be adapted if required to add a home office space, hobby room or gym if required. The paved area off the garden room adds plenty of room for alfresco dining and drinking leading to a stunning garden with plenty of lawn for growing families, mature beds and trees to the end and a shed providing further garden storage.

This home has been beautifully maintained and will make a fabulous home for new owners requiring no updating and ready to move in to!



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