

Uppingham Road
Preston
Rutland

£490,000

Hurfords



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- 3 Double Bedroom Detached Family Home
- Well Presented Throughout
- Updated Kitchen & Refitted Family Bathroom
- Refitted Utility Room with WC
- New Eco Log Burner
- Generous South Facing Garden
- Double Garage & Plenty of Off-Road Parking
- Planning Permission Granted for Single Storey Extension and Part Garage Conversion - 2024/0099/FUL
- Tenure: Freehold

21 Uppingham Road Preston Rutland LE15 9NW

Hurfords is proud to launch this beautifully presented 3 double bedroom detached home offering plenty of off-road parking, a double garage and planning permission granted to extend the home. This is a great location for commuters!

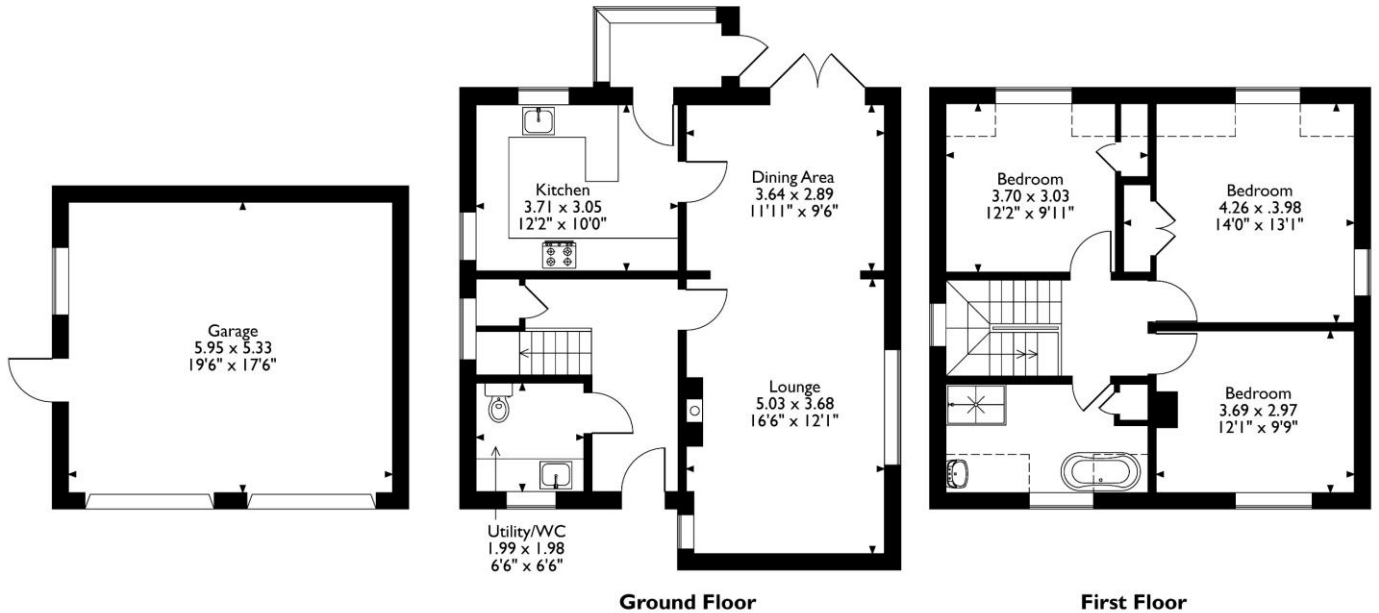
Positioned between Uppingham and Oakham in the village of Preston, is this immaculately presented detached family home. Boasting three double bedrooms, a south-facing rear garden, a double garage and a spacious driveway for numerous cars. Having been lovingly updated by the current owners, the property benefits from a new combi boiler and a new four-piece bathroom.

Entering the front door, you are greeted by a bright and airy entrance hall with space for coats and shoes. To the left of the hall there is a staircase leading to the first floor alongside a generously sized cloakroom which has been updated to offer WC facilities and utility space perfect for young families. To the right lies the entrance to the expansive open-plan living and dining area, characterized by its abundant natural light and enhanced by the presence of an inset log burner in the living space for those cooler evenings. Moving through the dining area is the modern kitchen, featuring design elements including quartz worktops, flooring and sink and oak shelving, complemented by integrated NEFF and Bosch appliances. Thoughtful touches such as feature lighting beneath the kick boards and wall units add to the ambience. Accessible from the kitchen is the rear entrance porch, serving as an ideal boot room while providing convenient access to the garden. There has been planning accepted for a further garden room and conversion of part of the garage to an office/workshop; subject to requirements - Rutland Planning - 2024/0099/FUL

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21 Uppingham Road, Preston, Oakham
 Approximate Gross Internal Area
 Main House = 109 Sq M/1173 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Total = 141 Sq M/1517 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, a spacious landing leads to three double bedrooms, two of which feature built-in wardrobes concealed behind oak doors. The newly refurbished family bathroom exudes contemporary charm with its free-standing bath, walk-in power shower, floating wash hand basin, and concealed cistern WC. Externally, the landscaped front garden is a well-manicured space, leading to a sweeping gravel driveway offering space for multiple cars and space to park a caravan/motor home. Further leading to the double garage, with two electric remote-controlled doors.

At the rear, the south-facing garden offers complete seclusion, enveloping a central lawn bordered by an array of shrubs, flowers, and mature trees. There are outdoor power points and a tap for convenience and a raised Indian sandstone terrace provides an idyllic setting for outdoor furnishings. Convenience is ensured with a courtesy side door granting direct access to the garage from the garden, alongside a charming wooden summer house and a secure gate positioned at the property's side.



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