



1a Spring Back Way, Uppingham Rutland Freehold £365,000

Hurfords

Key Features



- 3 Bedroom Town House
- Home Office Space
- Well Presented Throughout
- Updated Modern Kitchen
- Enclosed Recently Landscaped Rear Garden

This beautifully presented three-bedroom townhouse offers an ideal blend of modern living and a prime location near Uppingham's town square. Here's a summary of the key highlights:

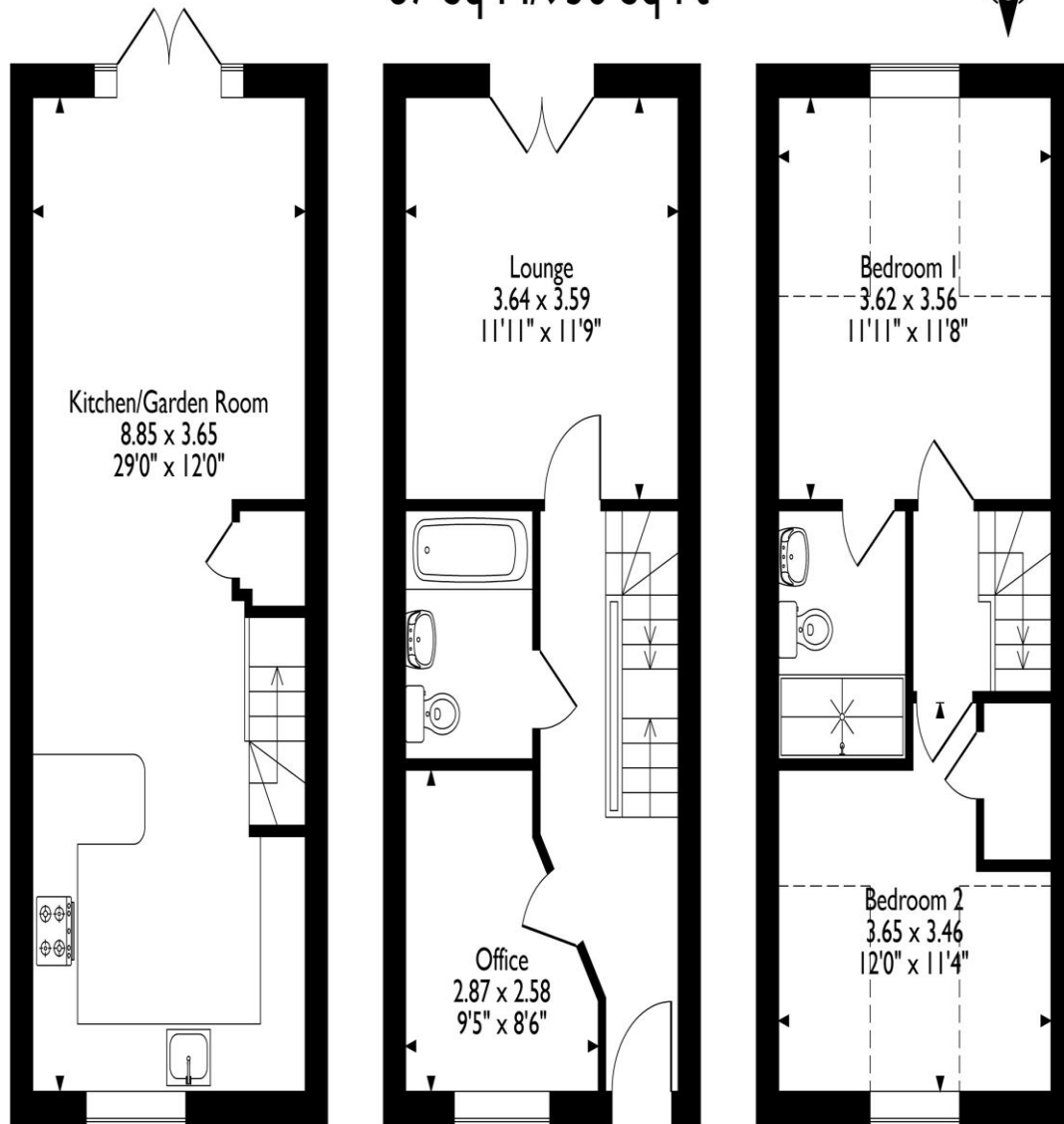
****Location**:** Perfectly situated just a stone's throw from Uppingham's vibrant town square, this property provides easy access to local amenities, bars, and restaurants, making it an excellent choice for those who enjoy the convenience of town living.

****Layout**:**

****Ground Floor**:** The ground floor features a modern, recently updated kitchen that seamlessly flows into the lounge and dining area. Doors from this space open directly onto a newly decked rear garden, creating an inviting area for entertaining and outdoor relaxation.



1A Spring Back Way, Uppingham, Oakham
 Approximate Gross Internal Area
 87 Sq M/936 Sq Ft



Ground Floor

First Floor

Second 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.

****First Floor**:** On the first floor, there's a generous sitting room, which could be transformed into a fourth bedroom if needed. This room features a Juliet balcony overlooking the rear garden, adding a charming touch. Additionally, there's a third bedroom currently used as a home office, and both rooms share a well-appointed family bathroom with a bath, shower, pedestal basin, and WC.

****Second Floor**:** The second-floor houses two further double bedrooms. Bedroom two offers additional storage, while the master bedroom boasts its own en-suite shower room, providing extra comfort and privacy.

****Outdoor Space**:** The rear garden is newly decked and enjoys plenty of sunlight, making it a perfect spot to unwind or entertain in the evenings. The property also benefits from two allocated parking spaces at the rear - a rare and valuable feature for a town centre location.


Overall, this townhouse is a ready-to-move-into home with a modern interior, flexible living spaces, and a fantastic location, offering a wonderful opportunity for those looking to enjoy everything Uppingham has to offer.

To view this property call Hurfords on: 01572 821777

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