



Hurfords

120 Branston Road, Uppingham Freehold Offers in Excess of £350,000

Key Features



- 4 Bedroom Detached Family Home
- Huge Potential to Update & Modernise
- Great Sized Enclosed Rear Garden
- Plenty of Off-Road Parking
- Single Garage

Hurfords welcomes to the market this fantastic opportunity to create a modern family home on Branston Road in Uppingham. This spacious four-bedroom detached property, complete with a single garage, sits on a generous plot with ample off-road parking and an enclosed garden, making it ideal for family living with opportunities to update and alter. Upon entering, you are welcomed by a generous entrance hall, perfect for coat and shoe storage. An internal door leads into a vast lounge that spans the full depth of the home, featuring a large bay window at the front, allowing natural light to flood the space. From here, a doorway leads to the rear kitchen, which provides access to a lobby area, a downstairs WC, and additional under-stairs storage. To the right-hand side of the property, you will find a formal dining room, also benefitting from a bay window and offering a fantastic space for entertaining.



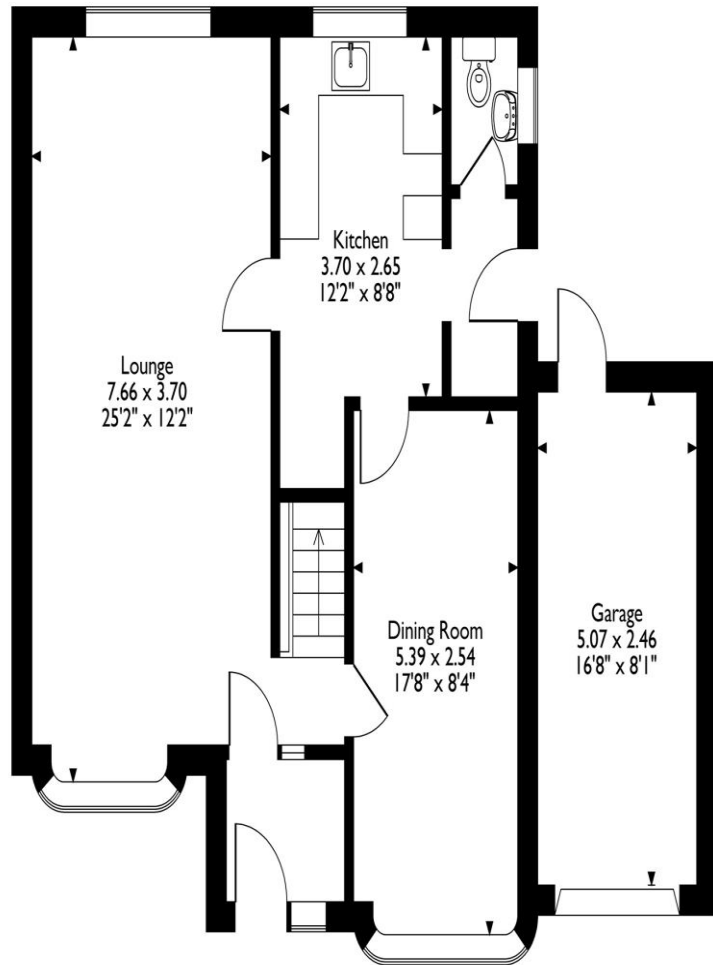
120, Branston Road, Uppingham, Oakham

Approximate Gross Internal Area

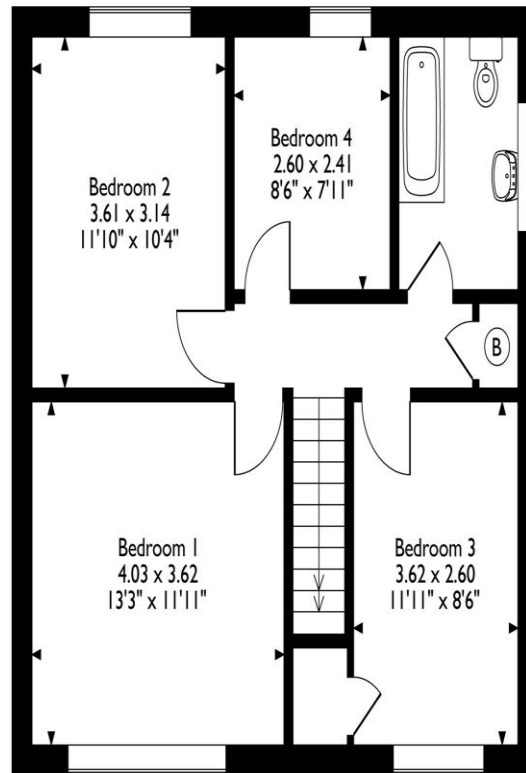
Main House = 119 Sq M/1281 Sq Ft

Garage = 12 Sq M/129 Sq Ft

Total = 131 Sq M/1410 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.

Upstairs, the property boasts four well-proportioned bedrooms, with the master bedroom positioned at the front, offering potential to add an en-suite if desired. The remaining three bedrooms share the family bathroom, which includes a bath, basin, and WC. Additionally, there is a separate boiler room on this floor.

Externally, the property benefits from a generous single garage, providing excellent storage. The front driveway offers ample parking for multiple vehicles, while the rear garden is mature and enclosed, featuring a lawned area ideal for families, established flowerbeds, and access to the garage. In summary, this home presents an incredible opportunity for a growing family to put their own stamp on it. With scope to modernize and reconfigure to suit contemporary living, including the potential to open up the kitchen into a more modern family space (subject to requirements), this is an opportunity not to be missed. Viewing is essential to fully appreciate the potential this home has to offer!


Agents Note:-'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

To view this property call Hurfords on: 01572 821777

Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

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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 buyers 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: GTU102003 - 0003

