



Hurfords

11 The Beeches, Uppingham Freehold £565,000

Key Features

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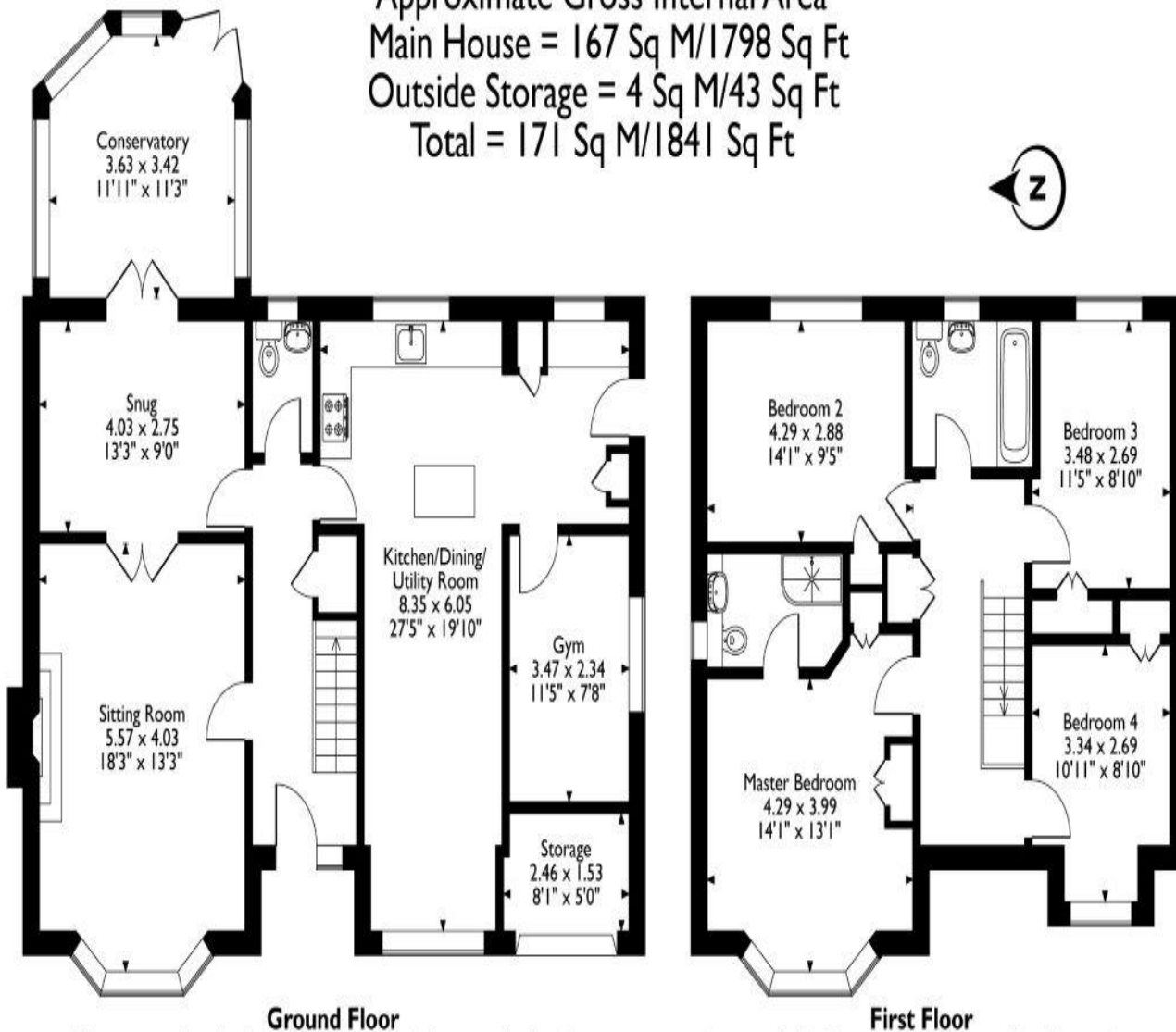
- 4 Bedroom Detached Home
- Home Office/Gym
- Great Sized Rear Garden
- Off Road Parking for 2-3 Cars
- Large Lounge with Open Fire

A fabulously presented detached family home in the popular area of The Beeches offering 4 bedrooms as well as a generous garden and off road parking ideal for families.

Entering through the front door of this property you enter a large spacious lobby area with stairs to the first floor and a downstairs W/C to the rear. To the left you enter a stunning living room with bay window to the front tastefully decorated, offering an open fire for those colder evenings. The room has double doors that access a Snug area which could double as a kids playroom for families or a formal dining room and then has double doors on to a good sized conservatory. To the right of the stairs you enter a fabulously extended open plan kitchen/dining space. The kitchen has modern shaker style units with chrome handles and a wood effect work top with plenty of storage. The kitchen offers views of the rear garden and also benefits from a kitchen island for entertaining guests. The kitchen has been cleverly opened up to incorporate additional units including



The Beeches Uppingham, Oakham
 Approximate Gross Internal Area
 Main House = 167 Sq M/1798 Sq Ft
 Outside Storage = 4 Sq M/43 Sq Ft
 Total = 171 Sq M/1841 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.

the white goods. The dining space is originally where one of the garages was and is a brilliant use of space with a window to the front and ideal for family dinners. The second garage has also been converted in to what is currently used as a gym but could be used as a home office space, play room or studio. The garage door has been retained to keep some of the outside storage ideal for bikes etc.

Moving upstairs there are 4 great sized bedrooms. The master benefits from fitted wardrobes and generous en-suite shower room with floor to ceiling tiles, fitted vanity unit for additional storage and heated towel rail and a large bay window offering lots of light. Beds 2 & 3 are both good sized double rooms with views over the rear garden and both having fitted wardrobes and a spacious feeling to them. Bed 4 is still a very generous room with again built in wardrobes ideal for a young family/nursery. These 3 bedrooms share a good sized family bathroom which consists of shower over the bath and a fitted vanity unit cleverly designed to hide away all the bathroom products. To the rear is a generous family garden, mainly lawned ideal for families with trees for shelter and a great paved area ideal for alfresco dining and drinking.

This house is a truly fabulous family home on a popular estate close to the centre of Uppingham and viewing is essential to appreciate the space on offer.

To view this property call Hurfords on: 01572 821777

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