



Hurford

Linnet Court, Uppingham, Oakham Leasehold £125,000

# Key Features



- Two-bedroom flat
- Well-presented
- Located within walking distance of local amenities, shops, and cafes
- Modern bathroom
- Open-plan kitchen/lounge/reception room

Situated in the heart of the highly desirable market town of Uppingham, this well-presented two-bedroom flat offers an ideal opportunity for first-time buyers, downsizers, or investors alike.

Located within walking distance of local amenities, shops, and cafes, this property combines convenience with comfortable modern living.

The accommodation comprises a welcoming hall leading to two well-proportioned bedrooms, a modern bathroom, and an open-plan kitchen/lounge/reception room that serves as a bright and sociable living space. The kitchen area is well-equipped, and the room benefits from natural light, enhancing the airy feel throughout the property.



This home is thoughtfully laid out and maintained to a high standard, making it ready to move into with minimal effort. Whether you're looking to enjoy the charm of Uppingham's historic setting or invest in a low maintenance, centrally located property, this flat is sure to impress.

Early viewing is highly recommended.

#### Room Measurements

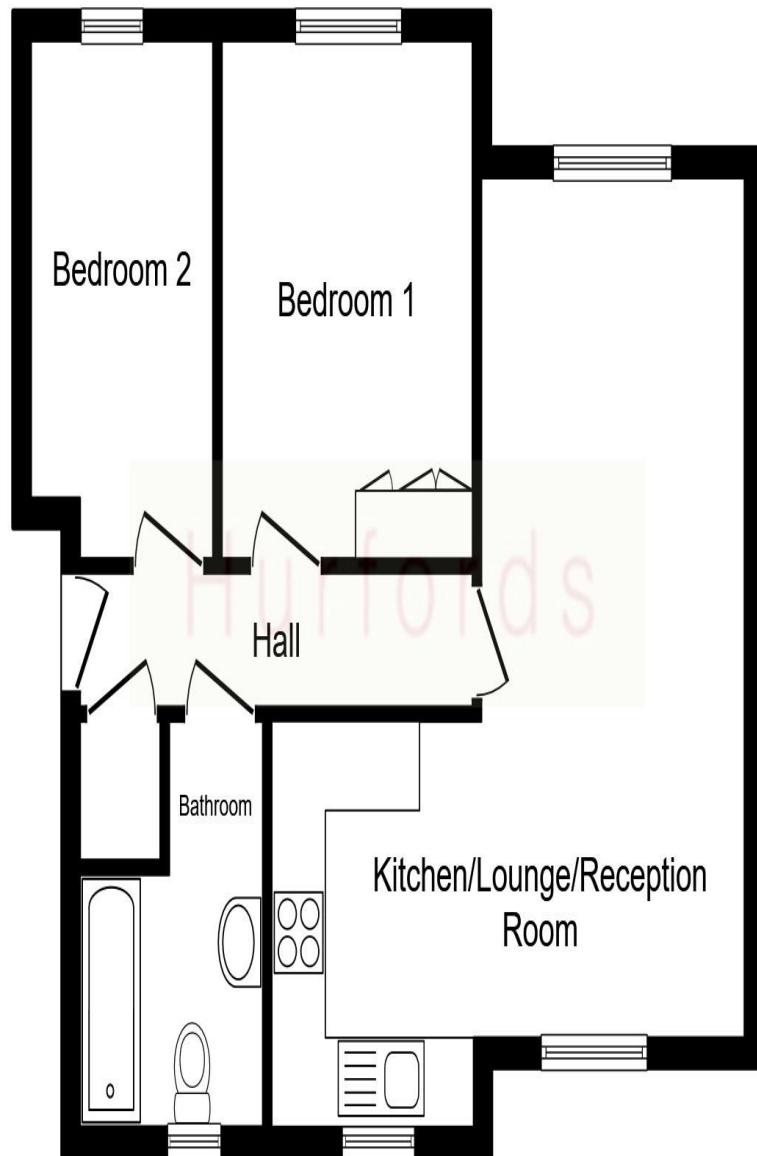
Lounge 5.91m x 2.94m

Kitchen 2.99m x 2.24m

Bed 1 3.59m x 3.42m

Bed 2 3.59m x 2.83m





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 [uppingham@hurffords.co.uk](mailto:uppingham@hurffords.co.uk)

 [www.hurffords.co.uk](http://www.hurffords.co.uk)



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