



Hurford

Ayston Road, Uppingham, Oakham Freehold £450,000

Key Features

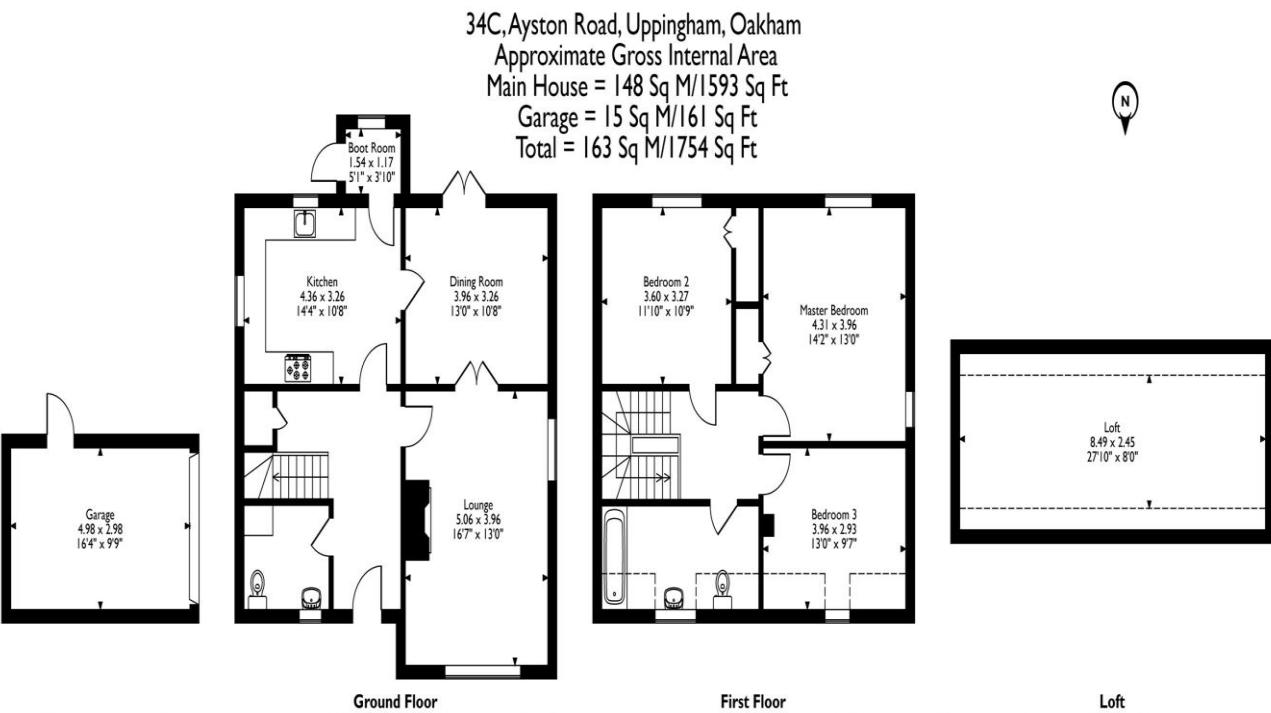


- Three bedroom detached home
- Separate single garage
- Landscaped front and rear gardens
- Boarded loft space
- Log burner

Hurfords are delighted to introduce this beautifully presented detached property set on a private cul de sac just off Ayston Road, tucked away from the bustle, this property combines stylish modern touches with the character and charm of a much-loved family home. Uppingham itself is brimming with life, a town celebrated for its independent shops, welcoming cafés, weekly market, and exceptional schools, including the world-renowned Uppingham School, alongside highly rated state options.

Step through the front door into a large and welcoming hallway, where you'll immediately notice the quality improvements throughout, including new external doors and windows. To the right, the spacious living room provides a cosy retreat, complete with a log burner for those cooler evenings. Across the hall, the recently refitted kitchen is a true highlight, featuring stylish cabinetry, ample





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.

workspace, and a Rangemaster cooker - ideal for home chefs.

Adjacent to the kitchen is a dining area, perfect for family meals or entertaining guests, with views out to the landscaped rear garden.

Upstairs, you'll find three well-proportioned bedrooms, each offering plenty of natural light and a welcoming feel. The family bathroom is tastefully finished, providing both comfort and convenience for busy households.

The fully boarded loft is easily accessible and offers excellent storage. With its generous size, it is calling out for conversion into an additional bedroom, office, or hobby space, subject to the relevant planning permissions.

The property enjoys beautifully landscaped gardens to both the front and rear, giving you two inviting spots to relax with friends or enjoy a peaceful moment. An electric awning provides shade over the patio area. A single garage sits to the side, complete with loft storage, providing plenty of room for tools, bicycles, or seasonal items.

All of this is set within walking distance of Uppingham's historic market square, where you can enjoy artisan coffee shops, unique boutiques, and a strong sense of community.

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01572 821777

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

 uppingham@hurffords.co.uk

 www.hurffords.co.uk



 SCAN ME



Hurffords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: Hurffords 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: Hurffords 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: GTU102131 - 0006

