



Hurfords

1 Glaston Road, Preston Freehold Offers Over £300,000

Key Features

 3  2  TBC  D

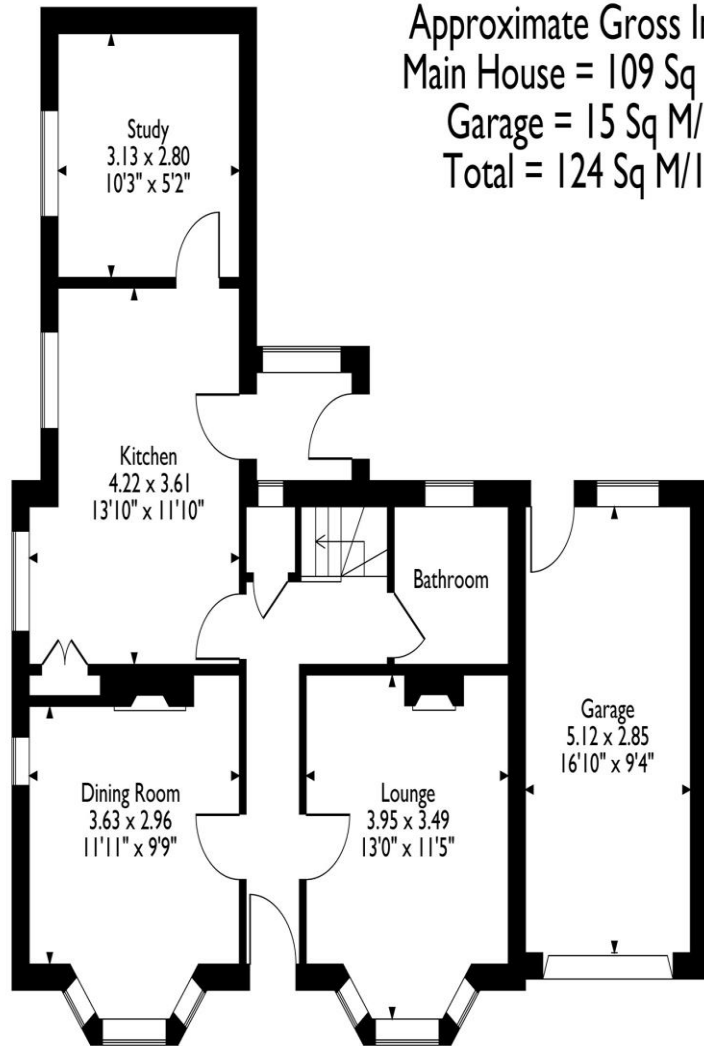
- Three good-sized bedrooms
- A project brimming with potential
- The property sits on a generous plot
- Lounge/dining room/study
- Family bathroom

Nestled in the sought-after village of Preston, just a short distance from Uppingham, Oakham, and the stunning Rutland Water, this charming property presents a truly rare opportunity. Having not been on the market for many years, it offers the perfect blank canvas for anyone looking to take on a renovation project and create something uniquely their own. Sitting on a generous plot, this home offers exceptional potential for development and modernisation.

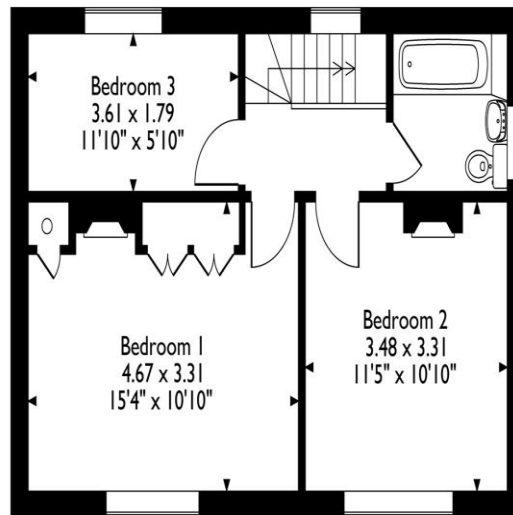
As you step through the front door, you are greeted by a welcoming hallway that leads into a series of ground floor rooms, either side of the hall way are two reception rooms, to be designated as you choose, and the kitchen offers a practical layout ready for reimagining, on from there is a study, ideal for home working or perhaps future conversion. There is also a bathroom and the convenient addition of a single garage.



I, Glaston Road, Preston, Oakham
 Approximate Gross Internal Area
 Main House = 109 Sq M/1173 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 124 Sq M/1334 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 first floor comprises three good-sized bedrooms, each offering plenty of natural light and scope for redesign. Whether you're planning to create a luxurious master suite or a welcoming family home, the space lends itself beautifully to a thoughtful transformation. Completing the first floor is a family bathroom.

Outside, the property sits on a generous plot, with ample room for landscaping, extensions, or simply enjoying the outdoor space. The possibilities here are endless for those with vision and creativity.

Preston is a desirable Rutland village surrounded by rolling countryside and is ideally positioned for access to both Oakham and Uppingham, each offering excellent schooling options, independent shops, charming cafés, and a variety of restaurants. The area is also renowned for its strong community spirit, beautiful walking routes, and proximity to Rutland Water, providing a wealth of outdoor activities from sailing and cycling to nature trails.

This is an exceptional chance to secure a property in a highly desirable location and transform it into a home that truly reflects your own style and aspirations.

A project brimming with potential - ready for someone to make their mark in the heart of Rutland.

To view this property call Hurfords on: 01572 821777

Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

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

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords 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: 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: GTU101923 - 0001

