



Hurfords

38 Leicester Road, Uppingham Freehold £350,000

Key Features

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- Opportunity to modernise
- Sought after location
- Ample outside space
- Possibility to extend STP
- Garage

Located on the highly sought-after Leicester Road in the charming market town of Uppingham, this semi-detached home offers an exciting opportunity to create your dream property in one of Rutland's most desirable settings. Just a short stroll from the town centre, you'll find yourself surrounded by independent shops, cafés, boutique stores, and everyday amenities, all while enjoying the peace and character of this well-regarded residential area.

Uppingham is renowned for its excellent schools, including the prestigious Uppingham School, along with superb local primary and secondary options, making it ideal for families. The town also boasts a sports centre, gym, and swimming pool, offering fantastic leisure opportunities right on your doorstep.

As you approach the property, you're greeted by a large front garden and generous driveway, providing both kerb appeal and practical off-road parking.



38, Leicester Road, Uppingham, Oakham

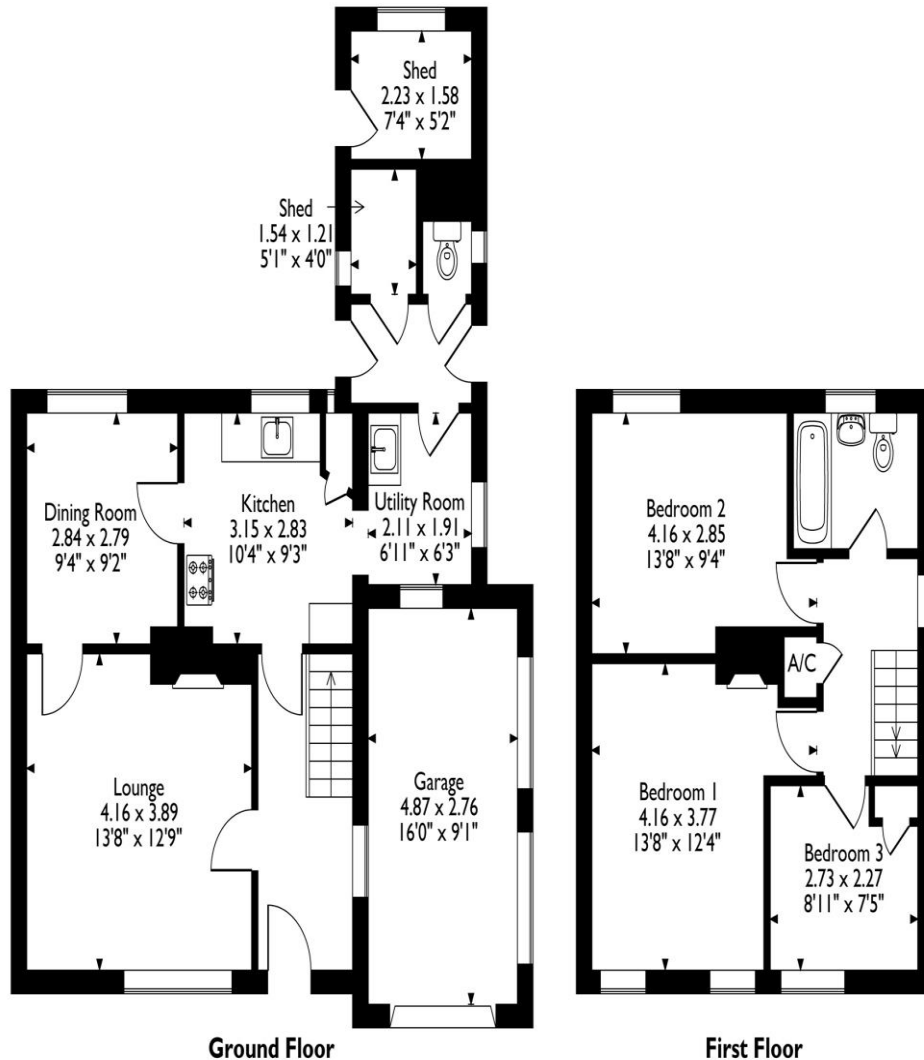
Approximate Gross Internal Area

Main House = 94 Sq M/1011 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Outbuilding = 4 Sq M/43 Sq Ft

Total = 111 Sq M/1194 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.

Stepping inside, the ground floor offers a welcoming layout with an ample size lounge to the front, perfect for relaxing evenings or entertaining. The dining room sits to the rear, offering a natural flow through to the kitchen, which serves as the heart of the home. From here, there is access to a utility room and a versatile outbuilding area featuring an outdoor WC and two sheds - an ideal space for conversion or integration into the main home (subject to planning permission). From here you have access to the substantial garden beyond.

The property also benefits from an integral garage, offering additional storage or the potential to be incorporated into the living space if desired.

Upstairs, the first floor hosts three comfortable bedrooms and a family bathroom, providing a well-balanced layout for family life.

This home presents a fantastic opportunity for modernisation, allowing the next owner to really make it their own, whether through interior updates or by exploring the potential to extend around the rear and side (subject to planning consent).

With its enviable location, strong community feel, and endless potential, 38 Leicester Road offers the perfect canvas for creating a truly special home in the heart of Uppingham. A true MUST SEE property!!

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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