



Hurfords

100 Branston Road, Uppingham Freehold £240,000

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- Three bedroom semi detached property

Situated just a stone's throw from Uppingham's vibrant shops, cafés, and restaurants, this semi detached three-bedroom home offers a wonderful blend of modern comfort and flexibility. Set within this highly sought-after Rutland market town, residents also benefit from easy access to excellent local amenities including a doctor's surgery, veterinary practice, and leisure centre, as well as the area's renowned schooling options.

On approach, the property offers a welcoming driveway, carport and garage, providing convenient off-road parking. Stepping through the front door, the hallway leads into a well-proportioned lounge featuring a lovely bay window that fills the space with natural light. Beyond this, there is a useful ground floor shower room and WC, followed by a modern kitchen and dining area, perfect for everyday living and entertaining.



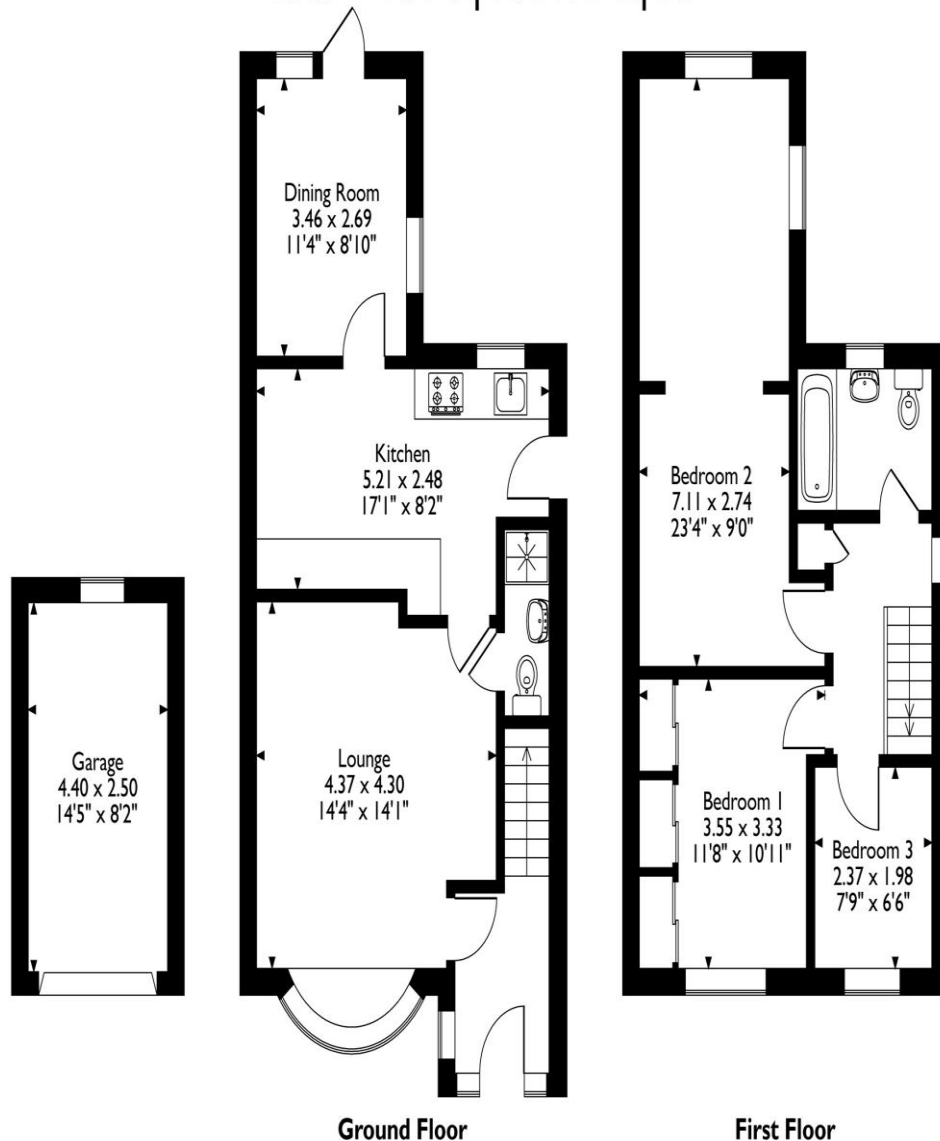
100, Branston Road, Uppingham, Oakham

Approximate Gross Internal Area

Main House = 96 Sq M/1033 Sq Ft

Garage = 11 Sq M/118 Sq Ft

Total = 107 Sq M/1151 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.

From the kitchen, a further extended area provides another reception room which opens onto the rear garden. Currently used as a dining room, this space offers versatility and could easily serve as a study, playroom, or snug. There is also side access from the kitchen leading out to the garden, adding practicality and convenience.

Upstairs, the home continues to impress with three bedrooms. The master bedroom is particularly spacious, extending over the ground floor addition to create a generous suite complete with a dressing area. The second bedroom features built-in storage, while the third provides an ideal single room or home office. A newly fitted bathroom completes this level, offering a fresh and contemporary finish.

Outside, the property benefits from a private rear garden, perfect for relaxation and outdoor dining, and a separate garage provides further storage or parking options.

Although well maintained and ready to move into, this home also offers scope for a buyer to make their own mark. Combining a prime location, flexible accommodation, and modern comforts, 100 Branston Road is an ideal choice for families and professionals seeking to enjoy all that Uppingham has to offer.

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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