



Branston Road

Uppingham

- Three bedroom semi detached home
- Close to Uppingham Town Centre
- Spaciously inviting lounge and dining area
- Tastefully designed kitchen
- Modern family bathroom
- Private rear garden with seating area and lawn
- Detached single garage
- EPC Rating D / Council Tax Band C / Freehold

General Description

This three bedroom semi detached home is positioned in an excellent location, just a short walk from Uppingham Town Centre. This property has been well maintained and is a perfect opportunity for a family home.

Accommodation

This beautifully laid out home opens into a bright hallway leading to a spacious lounge and dining area. The well-appointed kitchen offers a practical and stylish space. Upstairs, you'll find three comfortable bedrooms and a modern family bathroom. Outside, the property boasts extensive parking to the front and side, along with a detached single garage to the rear. The private rear garden features a tranquil seating area along with a generous lawn and a discreet storage area tucked behind the garage.

Location

Uppingham is a bustling traditional market town with its own theatre, art galleries, numerous shops, restaurants and cafes. There are also clubs, classes and sports facilities at Uppingham. Lying off the A47 between Leicester and Peterborough, Uppingham is six miles south of Rutland's county town, Oakham and even closer to Rutland Water with its many outdoor pursuits. Road and rail links are excellent with Corby train station and its fast direct services to London, around a 20 minute drive. The A1 is a similar distance. Peterborough is a 35 minute drive and also has direct trains to London taking around 45 minutes. Commutes to other cities to the North and West are also perfectly feasible.



Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Tenure

Freehold.

Services

We are advised that mains, electricity, water and drainage are connected and gas fired central heating.

Local Authority

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland LE15 6HP. Council Tax Band C.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

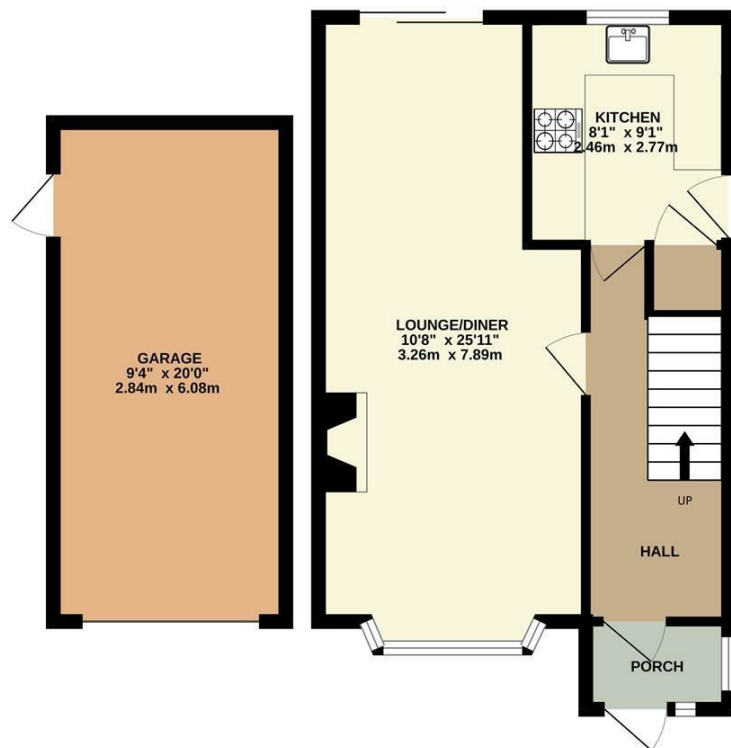
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

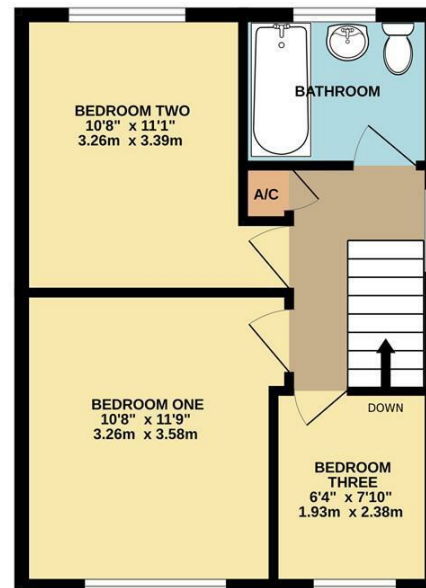
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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