



Hurford

St. Marys Road, Manton, Oakham Freehold £300,000

Key Features



- Three bedroom
- Well presented
- End terrace
- Downstairs WC
- Kitchen/Dining room

Set in the heart of the desirable Rutland village of Manton, this beautifully presented three-bedroom end terrace home offers thoughtfully modernised accommodation throughout. Manton itself is a sought-after village, ideally located just a stone's throw from the renowned Rutland Water and conveniently positioned between the historic market towns of Oakham and Uppingham. Both towns are well known for their excellent schooling, a wide selection of independent shops, and a fantastic choice of restaurants, cafés, and traditional pubs, making this location highly desirable for families and professionals alike.

Stepping inside, you are welcomed into the hallway, the floor has been beautifully tiled for convenience and is attractively decorated, providing a warm and practical entrance to the home. Immediately to the left is the sitting room, a generous space featuring a bay window and an electric fireplace, creating a cosy yet practical living area.



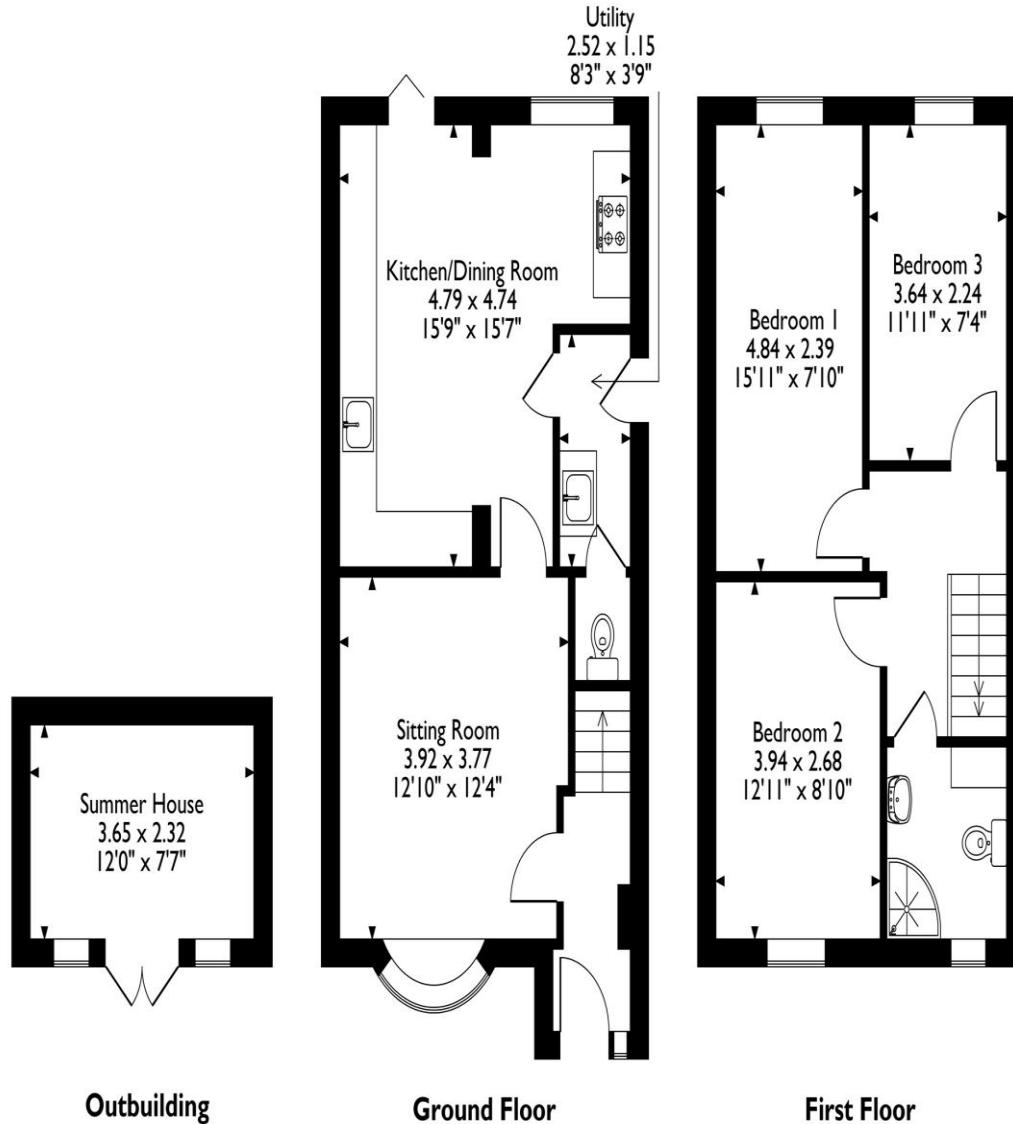
19, St. Marys Road, Manton, Oakham

Approximate Gross Internal Area

Main House = 85 Sq M/915 Sq Ft

Outbuilding = 8 Sq M/86 Sq Ft

Total = 93 Sq M/1001 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.

From here, you enter the kitchen/dining room, which has been tastefully finished and offers ample room for family dining and entertaining. Off the kitchen, a useful side lobby provides access down the side of the property as well as housing a convenient downstairs cloakroom.

Upstairs, you will find three well-proportioned bedrooms. The master bedroom sits to the rear of the house and benefits from built-in wardrobes. The second and third bedrooms are also presented beautifully. Completing the first floor is the family shower room, fitted with a modern suite and walk-in shower.

Externally, the rear garden has been thoughtfully landscaped for low maintenance, featuring attractive artificial lawn and a patio area. At the bottom of the garden stands a summer house, a versatile addition that could serve as a home office, gym, studio, or additional entertaining space. A rear gate provides alternative access and the potential to use the garden as a private driveway if required.

This property is an excellent opportunity to purchase a home in a highly sought-after location. Manton not only offers a welcoming village community but also unrivalled access to Rutland Water, perfect for walking, cycling, sailing, and nature lovers. Oakham and Uppingham, both just a short drive away, provide excellent shopping, a wonderful variety of independent boutiques, and a great choice of dining options, from fine dining restaurants to cosy pubs and cafés. For commuters, there are mainline rail services from Oakham.

Selling your property?

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