



Hurford

Glaston Road, Preston, Oakham Freehold £300,000

# Key Features



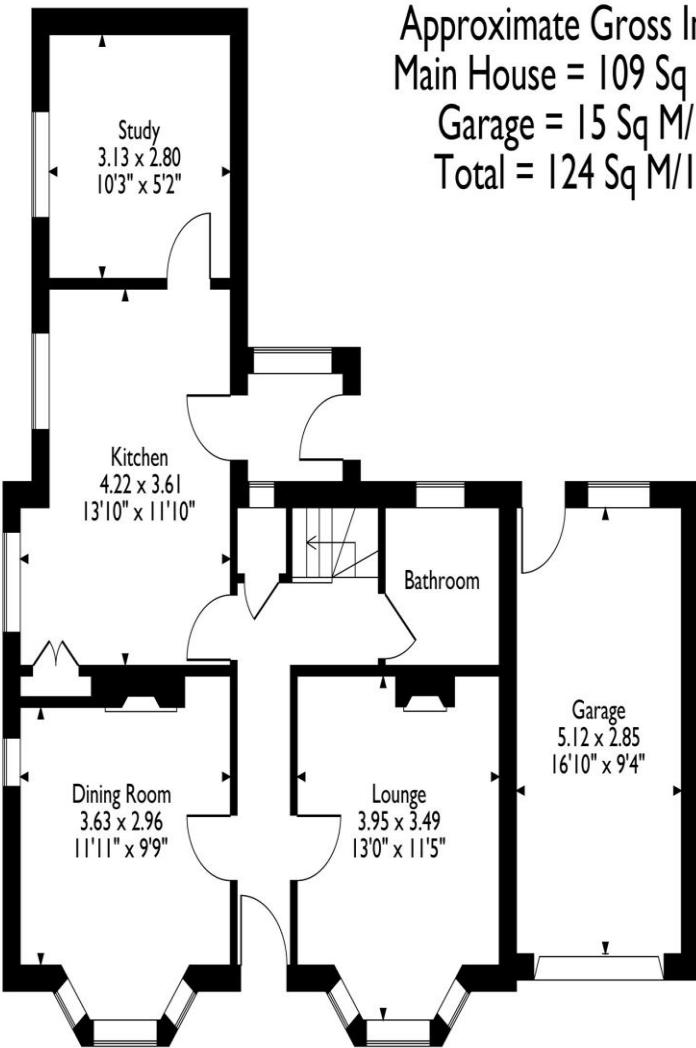
- Three good-sized bedrooms
- A project brimming with potential
- The property sits on a generous plot
- Lounge/dining room/study
- Family bathroom

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 reimaging, 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.

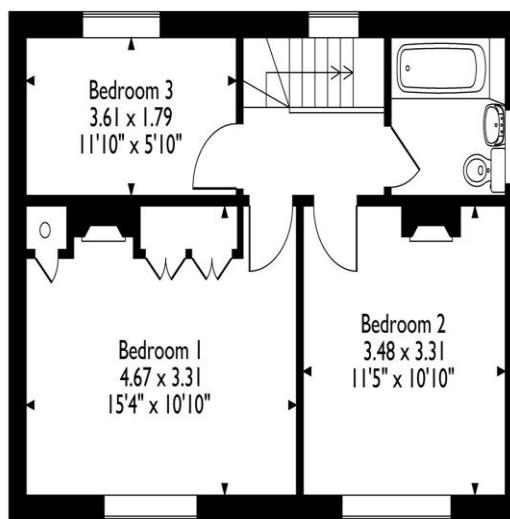


1, Glaston Road, Preston, Oakham  
 Approximate Gross Internal Area  
 Main House = 109 Sq M/1173 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 124 Sq M/1334 Sq Ft



**Ground Floor**

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.



**First Floor**

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.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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