



Uppingham Road, Preston, Oakham Freehold OIEO: £500,000

# Key Features



- Recently decorated
- No onward chain
- Four double bedrooms
- Master en-suite
- Double garage

Set back from the road, the property immediately impresses with its attractive and inviting exterior, giving a real sense of privacy and retreat. Upon entering, you are welcomed into a bright and airy hallway that sets the tone for the rest of the home, which has been recently decorated throughout and benefits from new carpets upstairs, creating a fresh and modern feel.

To the left, a generously proportioned lounge-dining room enjoys a dual aspect, allowing natural light to flood in from both the front and rear, while offering pleasant views across the garden. This is a wonderful space for both relaxing and entertaining. Beyond this, an additional reception room, currently used as a comfortable living area and library, provides further flexibility and features patio doors that open directly onto the garden,



seamlessly connecting indoor and outdoor living.

Returning to the hallway, the recently fitted kitchen is both stylish and well-appointed, offering a practical and attractive space for everyday living. This flows effortlessly into a delightful conservatory, which benefits from air conditioning and heating, making it a truly versatile room that can be enjoyed throughout the year, whether as a dining area, garden room, or additional sitting space. The ground floor is further complemented by a separate utility room and a convenient WC.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, all thoughtfully arranged and offering excellent accommodation for family living. The principal bedroom enjoys the added luxury of a recently fitted and beautifully presented en-suite bathroom, while the remaining bedrooms are served by the main family bathroom.

Externally, the home benefits from a double garage and a beautifully maintained, landscaped garden.

The location is equally appealing. Preston is a charming and convenient village, situated just a short distance from the vibrant market town of Uppingham, which offers an excellent range of



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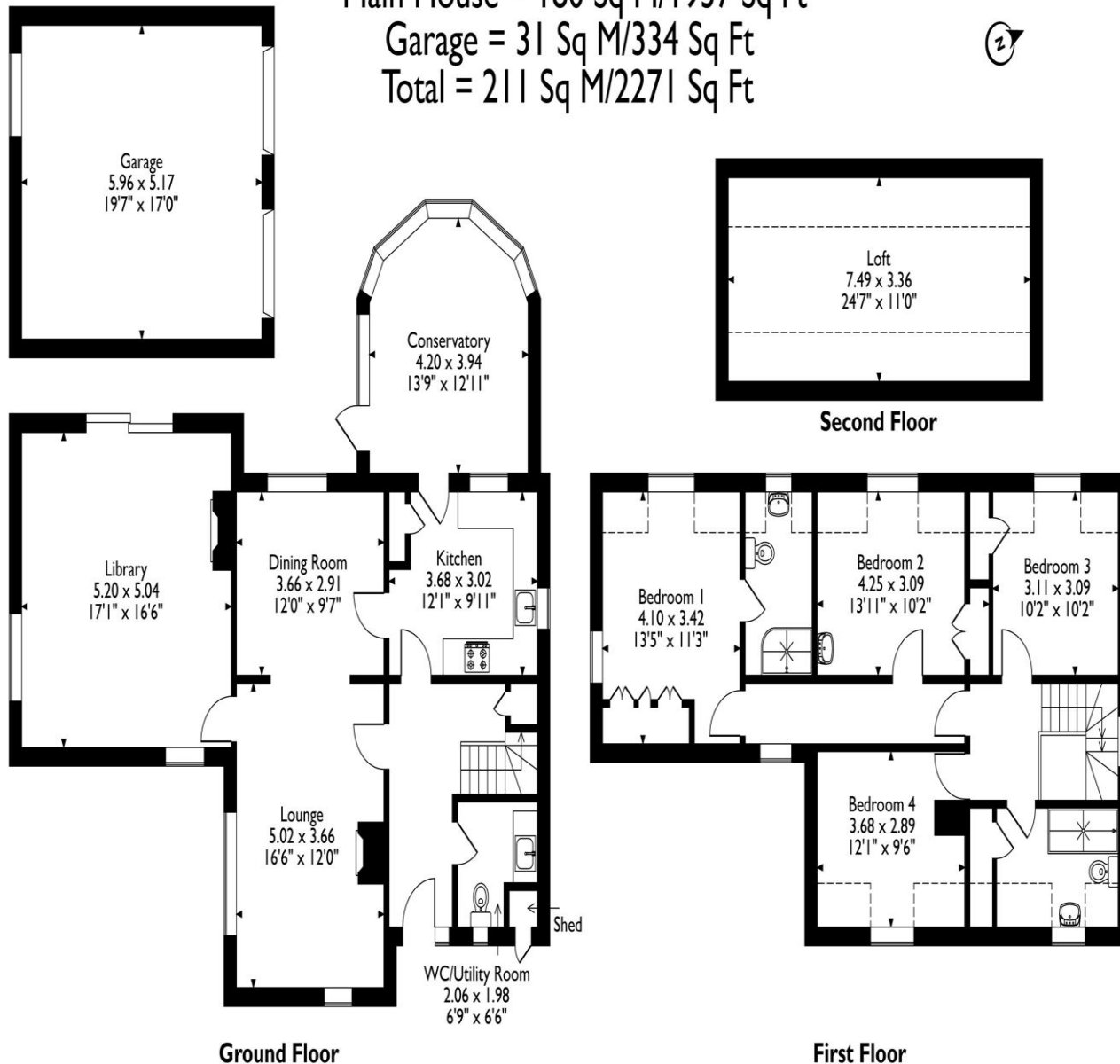
23, Uppingham Road, Preston, Oakham

Approximate Gross Internal Area

Main House = 180 Sq M/1937 Sq Ft

Garage = 31 Sq M/334 Sq Ft

Total = 211 Sq M/2271 Sq Ft



independent shops, cafés, restaurants, and well-regarded schooling options. The county town of Oakham is also within easy reach, providing further amenities, including supermarkets, leisure facilities, and additional schooling. For those who enjoy the outdoors, Rutland Water is close by, offering a wealth of recreational activities including walking, cycling, and water sports.

This delightful home presents a rare opportunity to acquire a spacious, move-in-ready property in a sought-after Rutland location, perfectly suited for modern family living.

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.

# Selling your property?

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 01572 821777

 21 High Street East, Uppingham, OAKHAM, Leicestershire, LE15 9PY

 [uppingham@hurfords.co.uk](mailto:uppingham@hurfords.co.uk)

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