



Hurfords

Newtown Road, Uppingham, Oakham Freehold £490,000

Key Features



- Spacious and versatile family home in a sought-after Uppingham location
- Tucked away position offering privacy whilst remaining within walking distance of the town centre
- Generous kitchen/dining room forming the heart of the home
- Converted ground floor providing an additional bedroom for flexible living
- Separate study and dedicated home gym space

Step through the front door into a welcoming entrance hall, which immediately sets the tone for the generous accommodation on offer. From here, you are led through to the heart of the home - a well-appointed kitchen/dining room, perfectly designed for both everyday living and entertaining. Flowing seamlessly from this space is a bright and comfortable sitting room, creating a wonderful area to relax and unwind.



provide a self-contained annex, offering fantastic flexibility for multi-generational living, guest accommodation, or even potential for independent living. This space provides a wonderful addition to the home and enhances its overall versatility. A separate study and dedicated home gym further add to the practicality, making it ideal for modern lifestyles.

Upstairs, the sense of space continues with three well-proportioned bedrooms arranged around a central landing. The main bedroom benefits from its own dressing room and a private en suite bathroom, creating a comfortable and functional retreat. The remaining bedrooms are ideal for family or guests and are served by a family bathroom.

Externally, the property truly comes into its own. The rear garden is a standout feature - a large, private space offering plenty of room for families, entertaining, or simply enjoying the outdoors. A generous decking area provides the perfect setting for al fresco dining and summer evenings.

To the front, the property benefits from a driveway, providing convenient off-road parking, alongside an integral garage.

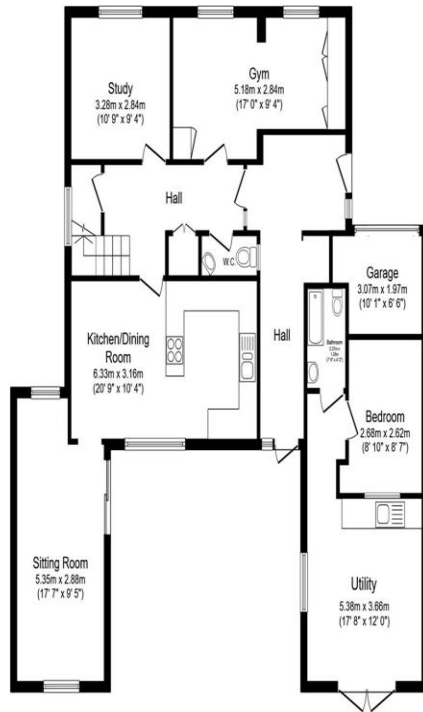


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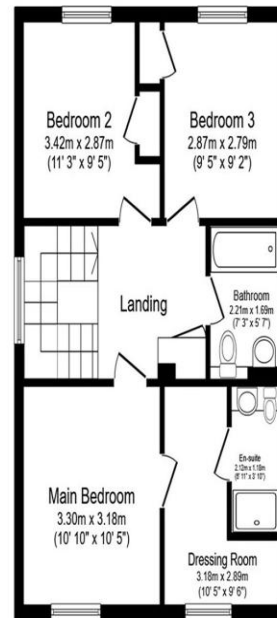
Approximate Gross Internal Area:

Main House including Garage = 172.9 sq.m. (1,861 sq.ft.)

Total = 172.9 sq.m. (1,861 sq.ft.)



Ground Floor



First Floor

This is a fantastic opportunity to acquire a flexible and inviting home in a prime Uppingham location - tucked away for peace and privacy, yet within easy reach of everything this vibrant town has to offer.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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