



Hurfords

Bramble Close, Uppingham, Oakham Freehold OIEO: £430,000

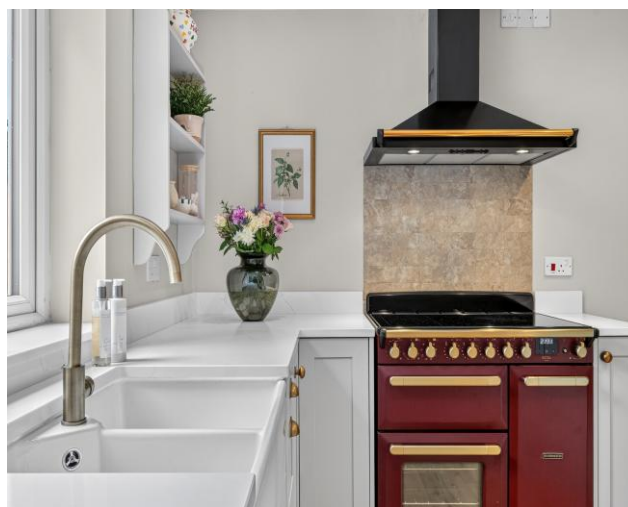
Key Features



- Chain free
- Four bedroom detached property
- Newly fitted kitchen
- Garage
- Driveway

Perfectly suited to families, those looking to downsize from a larger or more substantial property, and those looking to relocate to Rutland for its exceptional quality of life, this wonderful home combines modern, move-in-ready interiors with a location that offers both convenience and the charm of one of the county's most desirable market towns.

On entering, you are welcomed by a generous reception hall, providing an excellent first impression and giving access to a useful cloakroom and under-stairs storage. To the front is the inviting living room, which enjoys a dual aspect windows, the abundance of natural light creates a bright, welcoming space that is ideal for relaxing with family or entertaining guests.



Across the hall is the newly fitted kitchen, which is undoubtedly the hub of this home. Beautifully presented and complemented by integrated appliances, the kitchen provides an excellent combination of practical workspace and sociable living. There is ample room for a sofa, creating a relaxed everyday space where family and friends can gather, while a useful adjoining utility area also provides convenient side access to the garden.

Beyond the kitchen is a versatile extension, currently arranged as a dining area. With Velux windows overhead, this space is flooded with natural light, creating a wonderfully bright, airy and welcoming room. The extension also provides direct access to the garden, making it particularly well suited to entertaining and everyday family life. This is a wonderfully flexible addition to the home and could easily be adapted to suit the needs of its new owners, whether as a formal dining room, playroom, home office or further reception space. With space for dining within the kitchen itself, there is plenty of scope to configure the ground floor around your own lifestyle.

Integral access leads through to the garage, which is currently being utilised as a gym. Once again, this is a highly versatile space that could continue as a home gym, provide excellent storage or be adapted to suit a variety of other requirements.



Bramble Close, Uppingham, LE15 9PQ
Approximate Gross Internal Area
Total (Including Garage) = 1251 SQ FT / 141 SQ M

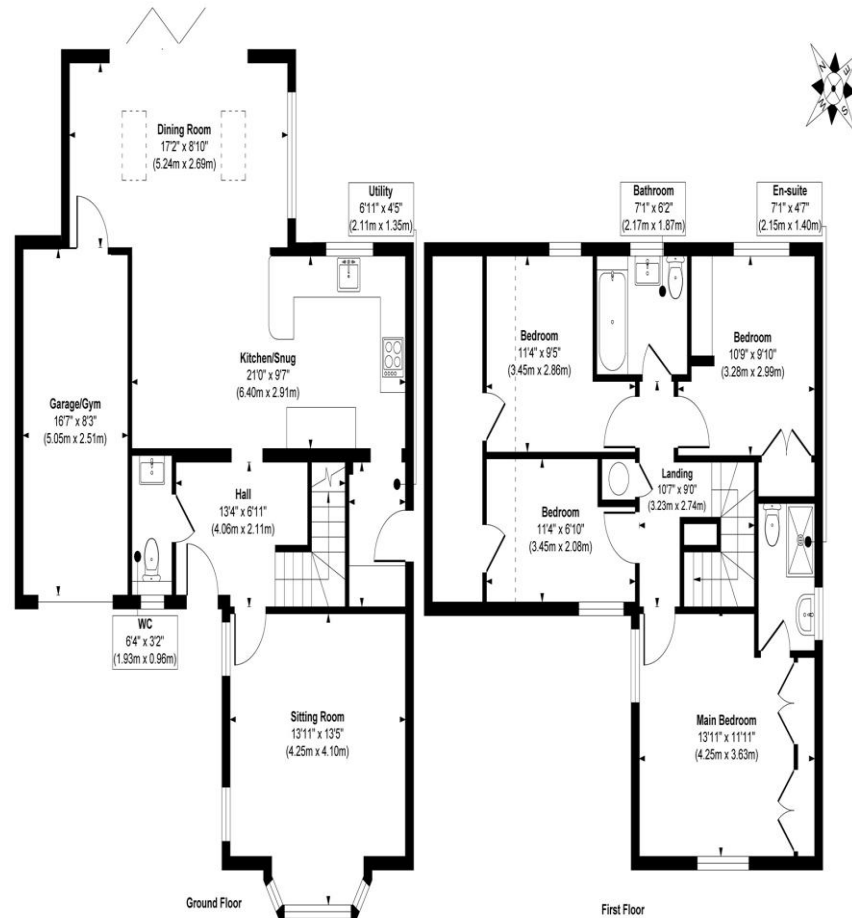


Illustration for identification purposes only, measurements are approximate, not to scale.

The recently landscaped and levelled garden is another particularly appealing feature of this home. Accessed directly from the extension, the garden has been thoughtfully designed to provide a smart, low-maintenance and versatile outdoor space. It is predominantly laid to lawn and complemented by resin areas, creating a contemporary and immaculate finish that is both practical and visually appealing.

The garden enjoys sunny spots throughout the day, providing plenty of opportunity to sit outside and enjoy the space at different times. Side access is available from both sides of the property, making it exceptionally convenient for bringing garden equipment through, accessing the rear of the property or simply enjoying the outdoor space. The corner plot further enhances the sense of space and privacy, while the combination of lawn and resin provides an excellent setting for both relaxing and entertaining.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from built-in storage and its own en suite shower room, creating a comfortable and private retreat. The second bedroom is a double, while the two further bedrooms offer excellent flexibility for children, guests or home working. A well-appointed family bathroom completes the first floor.

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 01572 821777

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

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



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