



Hurfords

Pleasant Terrace, Uppingham, Oakham Freehold £300,000



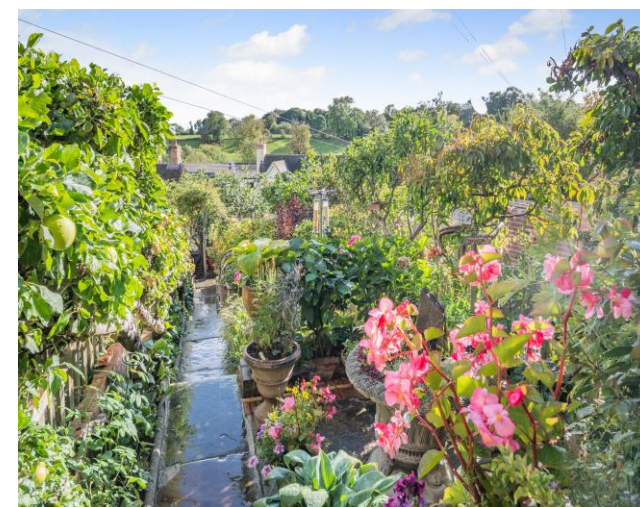
# Key Features



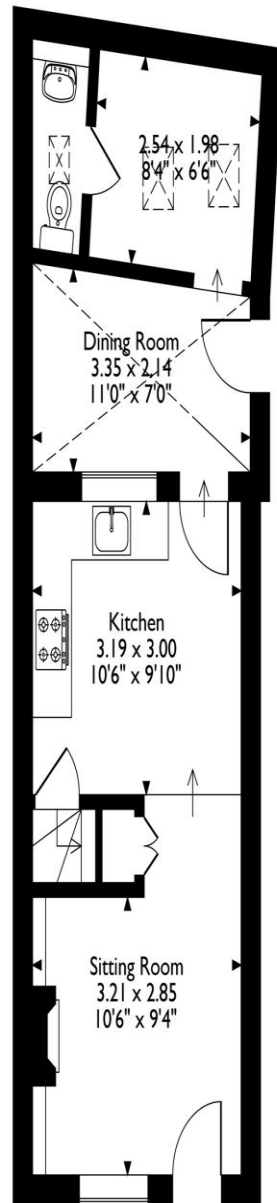
- CHAIN FREE
- Three bedroom characterful property
- Downstairs WC
- Stunning Garden
- Town centre location

As you step into the property, you are welcomed into a versatile dining room. This room has been cleverly created by placing a glass roof over the space between the front of the house and the original outbuildings, resulting in an inviting, bright and practical addition to the home. To the right, a utility area and downstairs WC occupy what would once have been outbuildings, providing extra convenience for modern living.

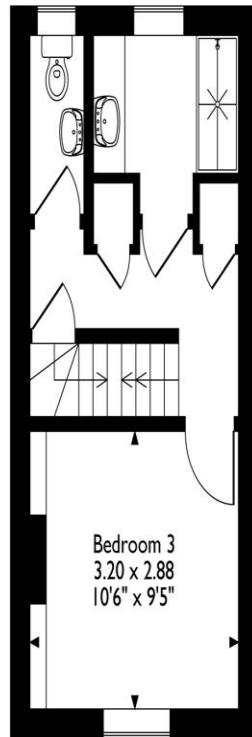
Moving back through the dining room, you pass through the original front door into the heart of the house. The kitchen is well laid out and functional, flowing seamlessly into the sitting room. This space has been tastefully decorated and offers a warm, welcoming atmosphere. From here, a stable door leads out to the rear garden.



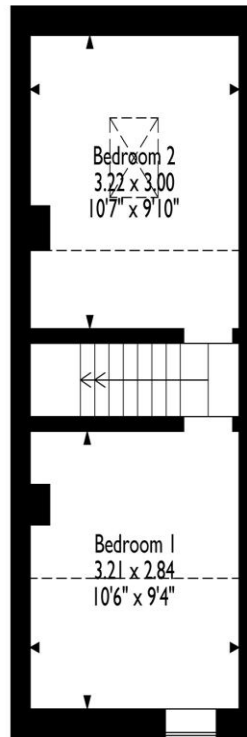
3, Pleasant Terrace, Uppingham, Oakham  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



Ground Floor



First Floor



Second 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.

The garden is truly the crown jewel of the property. Landscaped with great care by the current owners, it provides a stunning backdrop to the home and enjoys far-reaching views across the valley. Whether enjoying a quiet coffee under the pergola or taking a seat nestled in this oasis, this outdoor space is a serene retreat.

On the first floor, you will find a comfortable double bedroom, along with a shower room and a separate WC. The second floor offers further flexibility, with two rooms currently arranged as a main bedroom and a dressing room. With the addition of a partition wall, this floor could easily provide two generous double bedrooms, making it highly adaptable to suit your needs.

This well-maintained property represents a fabulous opportunity to own a home in the very centre of Uppingham, combining stylish accommodation, a beautiful garden, and the convenience of town living.



# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

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

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

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU102153 - 0004

