



Hurfords

Elizabeth Way, Uppingham, Oakham Freehold £475,000

# Key Features



- NO CHAIN
- Detached four bedroom property
- Desirable location
- En-suite
- Double garage

Approaching the property, the sense of space is immediately apparent. Set back on a private corner position and not overlooked, the home enjoys a well-maintained front garden and a driveway providing parking for two to three vehicles, alongside the added benefit of a double garage.

Upon entering the property, you are welcomed into a spacious hallway which provides access to the principal ground floor accommodation. To the left-hand side is a large living room, filled with natural light thanks to its front-facing aspect overlooking the garden. Double doors lead through to a dining room, creating a flexible space that could easily serve as a playroom, home office, or additional reception room depending on the needs of the next owners. From here, further double doors open out onto the well-presented rear garden, which is mainly laid to lawn and complemented by a patio area-ideal for outdoor dining and entertaining.

Returning through the dining room to the hallway, there is a convenient downstairs WC, while straight ahead leads you into the kitchen, which benefits from an adjoining utility room and access to both the garden and the garage, providing excellent practicality for everyday living.

The first floor offers four well-proportioned double bedrooms, making this an ideal family home. The principal bedroom enjoys a charming bay window and its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

The property has been well loved and carefully maintained by the current owners. While perfectly comfortable as it stands, it also presents a fantastic opportunity for buyers to modernise and personalise the home to their own tastes.

Living in Uppingham offers the perfect balance of community, convenience and charm. As one of Rutland's most desirable market towns, it boasts a vibrant atmosphere with an excellent selection of independent shops, cafés, and restaurants. Everyday amenities are well catered for, including a doctor's surgery, veterinary practices, dentist, and a sports centre with swimming pool. The area is also particularly renowned for its excellent schools, making it a highly attractive location for families.

This is a wonderful opportunity to secure a spacious home in one of Uppingham's most desirable developments.

Viewing is highly recommended to fully appreciate the location, plot and potential this property has to offer.

# Selling your property?

Contact us to arrange a FREE home valuation.

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