

BARNSTONES

UPPINGHAM ROAD, PRESTON



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Barnstones

21 Uppingham Road
Preston, Rutland LE15 9NW

A WELL-PRESENTED, THREE-BEDROOM DETACHED PROPERTY WITH AMPLE OFF-ROAD PARKING, DOUBLE GARAGING AND A PRIVATE SOUTH-FACING REAR GARDEN.

Kitchen | Dining Room | Sitting Room |
Downstairs WC | Three Bedrooms | Family
Bathroom | Double Garage & Off-Road Parking |
South-Facing Garden | Village Location | EPC - D

ACCOMMODATION

Enter the property into a spacious entrance hall with downstairs WC, stairs rising to the first floor and a door leading the ground floor accommodation.

The sitting room is located at the front of the property with a feature fireplace and two windows allowing plenty of light. Through a large archway you will find the dining room with large picture window looking out to the garden. The combination of the sitting room and dining room provides a very generous ground floor living space.

A door from the dining room opens into the high-quality fitted kitchen with a range of cupboards and drawers sitting under a light quartz worktop. There are integrated appliances to include a dishwasher, electric oven with induction hob over and extractor, a quartz sink with mixer tap over and ample space for both a tall fridge and a freezer. The kitchen features a tiled floor and low-level lighting built into the kitchen units. A door to the rear of the kitchen leads out to a rear entrance porch that has glazing on three sides looking out to the garden. The ground floor accommodation is completed by a large cupboard under the stairs. The first floor is very well proportioned with three double bedrooms. The bedroom to the front of the property is currently being used as a study. The two double bedrooms sitting to the rear overlooking the garden both have built-in storage and are filled with light having windows on the south elevation.

A generous sized bathroom serves all three bedrooms. The bathroom comprises a P-shaped bath with shower over, a low flush lavatory and a wash hand basin built-in to a vanity unit. The bathroom also has a large storage cupboard and an airing cupboard.

OUTSIDE

The property is approached via a gravel driveway leading with ample off-road parking and providing access to the double garage. The garage has newly fitted sectional doors that are electrically operated, power and lighting and a convenient pedestrian door to the side leading from the garage into the garden. The garden has been carefully and thoughtfully landscaped to provide individual seating areas to enable alfresco dining and the enjoyment of the south facing garden. There is a lawned area with mature floral and shrub borders providing year-round interest as well as a useful storage area behind the garage. The garden wraps around the front and side of the property and is beautifully manicured providing an aesthetically pleasing approach to the home.

During the current owner's tenure, the property has undergone a significant scale of works updating all of the interior decor, all the doors and windows both internally and external have been replaced for high-performance double-glazed units and the external areas have also been upgraded and landscaped to echo the quality of finish throughout. This excellent village home is superbly located in a very popular village close to both Uppingham and Oakham. It is a property that must be viewed internally to be appreciated.

LOCATION

The pretty village of Preston is located just under two miles North of the market town of Uppingham which provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond whilst the east coast mainline, running through Peterborough, allows easy access to London and the north-east of England.

DIRECTIONAL NOTE

Head out of Oakham on the Uppingham Road, when entering the village of Preston on the A6003, continue into the village and you will find Barnstones on your right-hand side.





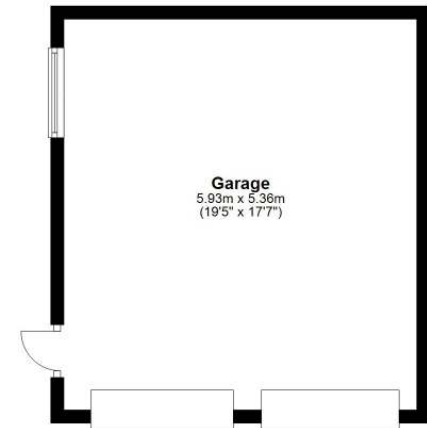
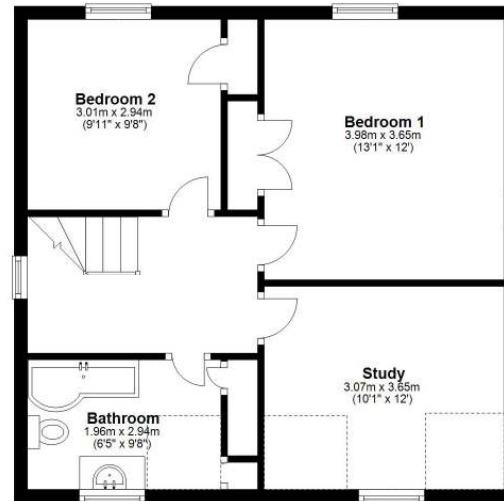
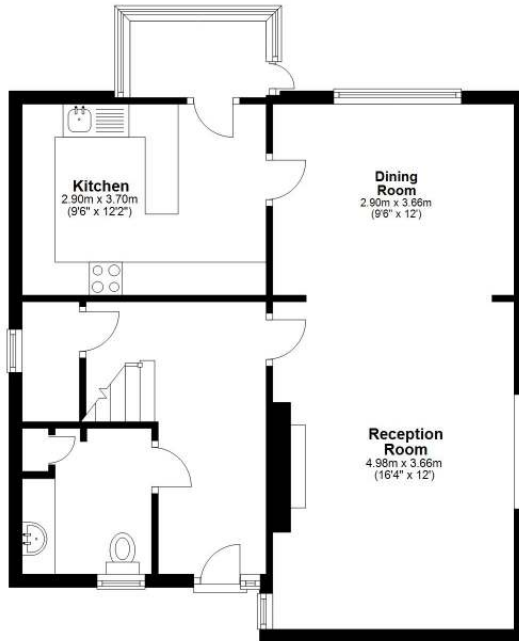
Barnstones, 21 Uppingham Road, Preston, Rutland LE15 9NW

House Total Approx Gross Internal Floor Area = 1196.4 sq. ft / 111.1 sq. m

Measurements are approximate, not to scale, illustrative purposes only.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band D.



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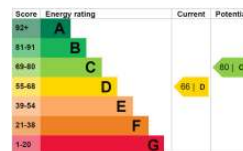
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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