



 SPREY
PROPERTY

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Uppingham Road, Preston
Asking Price Of £479,995



An immaculately presented, three-bedroom detached home which has been improved by its current owners, including a new combi boiler and planning permission for a garden room with a converted part of the garage offering spacious and light-filled accommodation, a double detached garage, and off-road parking for several vehicles in the sought-after village of Preston. Enter the property into an entrance hall offering ample storage, access to the ground floor accommodation and stairs rising to the first floor. The kitchen sits towards the rear with a good range of fitted units with a variety of Neff and Bosch appliances plus quartz worksurfaces. There is also a lovely breakfast bar with a door to the rear boot room. The spacious living room / diner has windows are dual aspect and double-glazed doors flowing out to the rear garden. The living room has a newly fitted Wood burner which adds that cosy feel. To complete the ground floor is a newly fitted utility /Cloakroom.

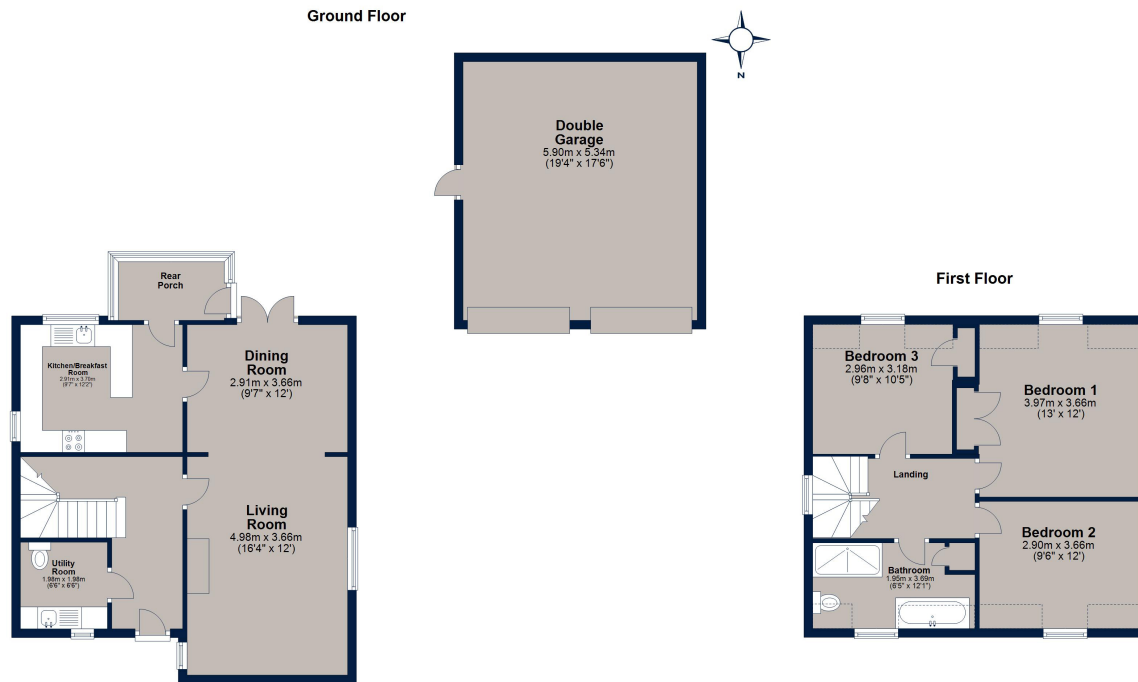
To the first floor are three spacious double bedrooms, bedrooms one and three have the boast of built in wardrobes. the four piece family bathroom which has been recently refitted and comprises of a walk-in shower and separate freestanding bath along with, wash hand basin, w/c. To the front of the property, is a wraparound lawn and a gravelled driveway which leads you round to the double garage with parking for several vehicles. A hand gate to the left-hand side opens into the rear garden. The rear south facing garden is mainly laid to lawn with established borders and offering wonderful spaces for outdoor entertaining, plus a personal door to the garage. Planning Permission - There has been planning accepted for a further garden room and conversion of part of the garage to an office/workshop; subject to requirements - Rutland Planning - 2024/0099/FUL.

Tenure: Freehold EPC:D Council Tax: D





Uppingham Road, Preston



Total area: approx. 142.4 sq. metres (1533.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



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Preston is a delightful Rutland village with many imposing stone properties, a number of which are Grade II Listed, all set into a lovely conservation area.

There are a number of facilities including a village hall and church, but for other items these can easily be obtained in the nearby towns of Oakham and Uppingham which include shops, doctors, dentists, library, chemist etc.

In addition, schools are readily available in the area, both Local Authority and private with a good range catering for children of most ages. Sporting facilities too are many and varied with clubs for cricket, football, rugby, hockey, tennis, bowls, golf etc. Other sports also available involve the horse, sailing and fly fishing at both Rutland Water and Eyebrook.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements