



SPREY  
PROPERTY



Uffington Road, Barnack  
£485,000









This beautifully presented five-bedroom semi-detached family home occupies a generous plot in the sought-after village of Barnack. Extended and thoughtfully improved by the current owners, it offers extensive, versatile living space, including an impressive open-plan kitchen, a self-contained annex, and a mature, well-established garden.

The property is approached via a shared driveway, with instant kerb appeal created by its established planting, neat borders, and a charming wisteria-clad frontage. A 1930s, stained glass front door opens into a welcoming entrance hall. To one side is a practical shower room with WC, while opposite lies a cosy reception room, tastefully decorated in neutral tones and complete with built-in shelving and storage. Towards the rear of the home is a further reception space, currently used as a library, which offers excellent flexibility for a study, snug, or playroom.

The heart of the home is the open-plan kitchen and breakfast area, complemented by a separate dining room. Flooded with natural light and with doors opening directly onto the garden, this space is perfect for family living and entertaining alike. The dining room forms part of the annex, added in 2018, and leads through to a generously sized bedroom/reception space with its own en suite bathroom-ideal for multi-generational living or visiting guests. Adjacent to the kitchen, and with direct access outside, is a well-planned boot room, providing a practical solution after enjoying the many countryside walks the village has to offer.

Upstairs, a central landing leads to three double bedrooms and a well-proportioned single. Bedrooms two and three include useful built-in storage, and all rooms are served by a modern three-piece family bathroom.

The rear garden is a real highlight, beautifully maintained with established shrubs, lawned areas, and mature fruit trees, creating a tranquil setting for both relaxation and play.







This is a home that truly offers something for everyone, combining space, flexibility, and character in one of the area's most desirable locations. An internal viewing is strongly recommended.

Tenure: Freehold  
All mains' services  
Council Tax Band: B  
EPC Rating:

ENTRANCE HALL

LOBBY

LIVING ROOM 15' 5" x 11' 11" (4.7m x 3.63m)

KITCHEN/BREAKFAST ROOM 17' x 14' 8" (5.18m x 4.47m)

DINING ROOM 13' 2" x 13' 1" (4.01m x 3.99m)

SNUG 11' 2" x 10' 4" (3.4m x 3.15m)

SHOWER ROOM











REAR LOBBY

UTILITY ROOM

BEDROOM ONE 16' 9" x 14' 1" (5.11m x 4.29m)

WET ROOM 8' 4" x 9' 5" (2.54m x 2.87m)

LANDING

BEDROOM TWO 12' 8" x 11' 10" (3.86m x 3.61m)

BEDROOM THREE 8' 7" x 12' 10" (2.62m x 3.91m)

BEDROOM FOUR 8' 2" x 11' 11" (2.49m x 3.63m)

BEDROOM FIVE 6' 11" x 8' 10" (2.11m x 2.69m)

BATHROOM 5' 8" x 9' 11" (1.73m x 3.02m)

EXTERIOR

DRIVEWAY

GARDEN

**IMPORTANT INFORMATION** Under The Consumer Protection from Unfair Trading Regulations 2008 any Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide.

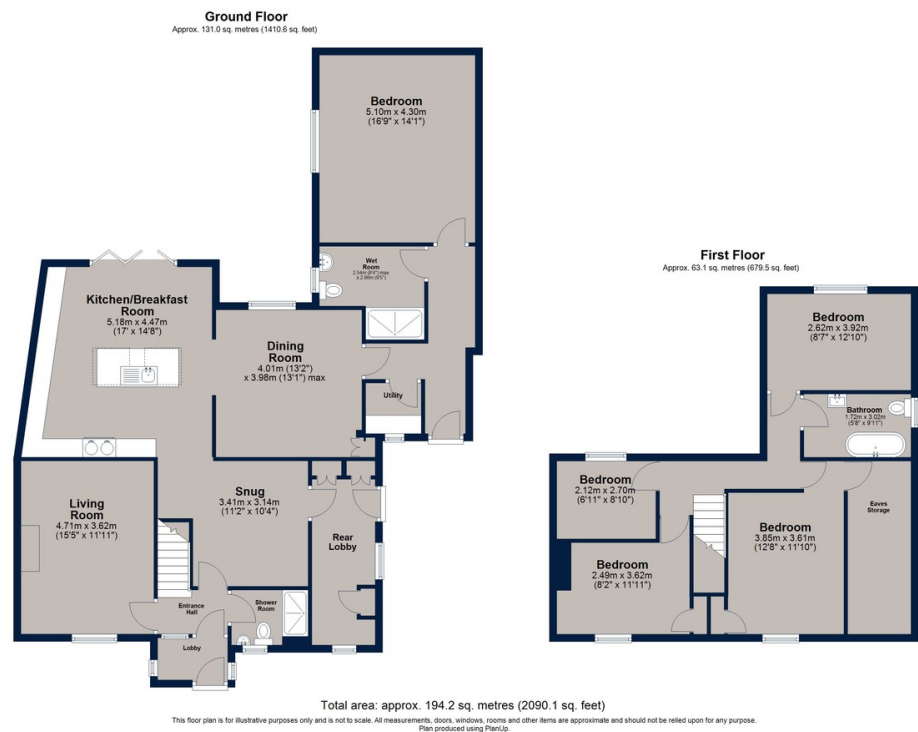




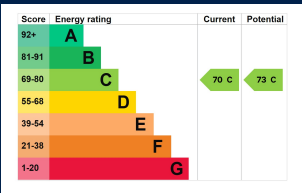




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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