

NEWTOWN ROAD

UPPINGHAM, RUTLAND



JAMES
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

28 Newtown Road

Uppingham
Oakham
Rutland
LE15 9TS

A WELL-PRESENTED, THREE-BEDROOM, SEMI-DETACHED PROPERTY WITH OFF-ROAD PARKING AND GARAGING, GENEROUS SIZED GARDEN AND WITHIN EASY WALKING DISTANCE OF UPPINGHAM TOWN CENTRE.

Kitchen Diner | Sitting Room | Three Bedrooms | Family Bathroom | Off-Road Parking | Garage | Large Rear Garden | Timber Built Home Office | EPC - E

ACCOMMODATION

Enter the property into an entrance hall with stairs rising to the first floor and access to the ground floor accommodation.

The characterful sitting room has a bay window to the front and a feature fireplace with exposed red brick work and shelving built into the chimney breast recess.

The dining room sits to the rear of the property also having a bay window looking out to the garden and a feature fireplace with exposed red brickwork.

The dining room flows in to the galley kitchen which has a good range of floor standing and wall mounted cupboards and drawers. There is an integrated electric oven with a four-ring gas hob and extractor fan, space and plumbing for a washing machine, dishwasher, space for a tall fridge freezer and a door out to the rear patio.

The first-floor accommodation comprises a master bedroom with bay window overlooking the garden, a feature fireplace and a built-in wardrobe.

Bedroom 2 which is also a double room sits to the front of the property and has a feature fireplace. Bedroom 3 is a single bedroom with a built-in cupboard.

The family bathroom has a low flush WC, pedestal wash hand basin, panelled bath with shower over and a heated towel rail.

Just off the landing is a large walk in cupboard, currently used as a walk-in wardrobe but has previously had plumbing for a shower room. There is also loft hatch access on the landing.

OUTSIDE

To the outside, there is a patio directly behind the kitchen which leads to a lawned garden with path leading to a vegetable plot and a purpose-built timber home office. The outside space also features a single garage providing useful storage space and the garden itself is south-west facing benefitting from the sun for the majority of the day and evening.

LOCATION

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centring round the Market Square and adjoining High Street. There are several excellent primary and secondary schools in the area. Situated close the A47, Uppingham is well located for access to Peterborough and Leicester. There is a regular train service from Peterborough and Market Harborough, providing easy access to London and the north.

DIRECTIONAL NOTE

From Oakham take the A6006 Uppingham Road. Continue on this road through Preston and on to the roundabout at Uppingham. Take the second exit into Uppingham onto the Ayston Road. At the traffic lights go straight over taking your 1st right onto High St West. Bear left onto Stockerston Road, continue along taking 1st left onto Newtown Road. Number 28 can be found on your right-hand side.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services & gas fired central heating.
Council Tax Band B.

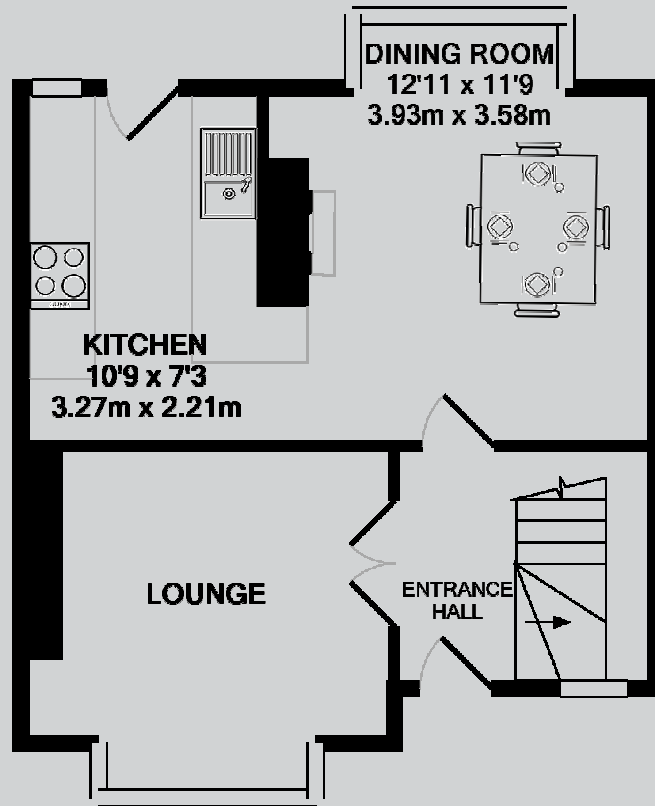




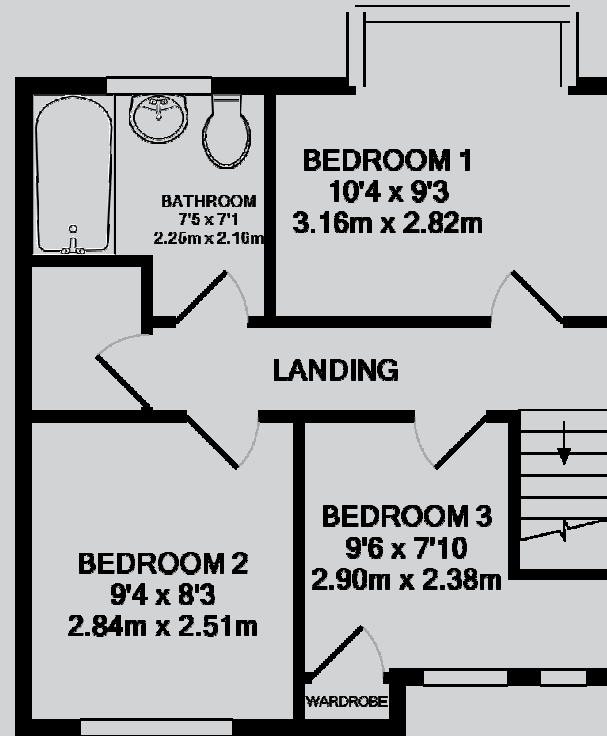
28 Newtown Road, Uppingham, Oakham, Rutland LE15 9TS

House Total Approx Gross Internal Floor Area = 715 sq. ft / 66.4 sq.m

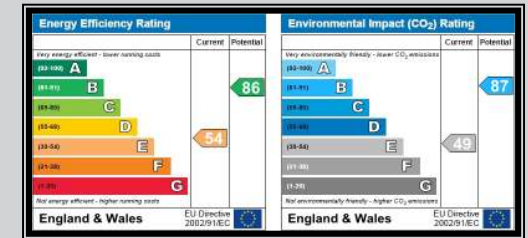
Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR



1ST FLOOR



www.jamesseilicks.com

Oakham Office
24 Catmos Street
Oakham Rutland LE15 6HW
01572 724437
oakham@jamesseilicks.com

Market Harborough Office
01858 410008

Leicester Office
0116 285 4554



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

SALES • LETTINGS • SURVEYS • MORTGAGES