



THE BURLEY

LEICESTER ROAD, UPPINGHAM

JAMES SELICKS



## “... INDIVIDUALLY DESIGNED, FOUR-BEDROOM DETACHED HOME ...”

---

**An individually designed, four-bedroom detached home with off-road parking and a single garage, sitting on a generous plot within easy walking distance of the ever-popular Uppingham town centre.**

Dining Kitchen • One Reception Rooms • Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, Two Ensuites • Designated Driveway, Single Garage • Private Rear Garden • Walking Distance to Town Centre • Exclusive Development •

### Accommodation

Enter the property into an entrance hall providing access to the ground floor accommodation. At the front of the property is a light and airy sitting room with a bay window. To the rear of the property is the dining kitchen with a fantastic range of modern fitted units, a central island, and all integrated appliances. There is ample space for a dining table and bi-folding doors opening out to the garden. The ground floor is completed by a downstairs cloakroom located off the entrance hall.

To the first floor there are three double bedrooms, the principal guest bedroom at the front with a bay window and ensuite shower room, the further two rooms overlook the rear garden and are served by a family bathroom consisting of a bath, separate shower, wash hand basin, low flush lavatory and heated towel rail.

The master suite is situated on the second floor, spanning the depth of the house, this bedroom offers both a dressing area and a spacious ensuite shower room with a large shower, wash hand basin, low flush lavatory and a heated towel rail.

### Outside

To the front of the property there is parking for two cars and a single garage with an electric door. To the rear, the property will have a landscaped garden that's mainly laid to lawn with a patio sitting directly off the kitchen and closed board fencing on all sides providing a great degree of privacy.



### Location

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

### Services

The property is offered to the market with mains electricity and drainage, and an air source heat pump.

### Maintenance & Service Charges

There will be a management company for common areas (details available on request).

### Tenure

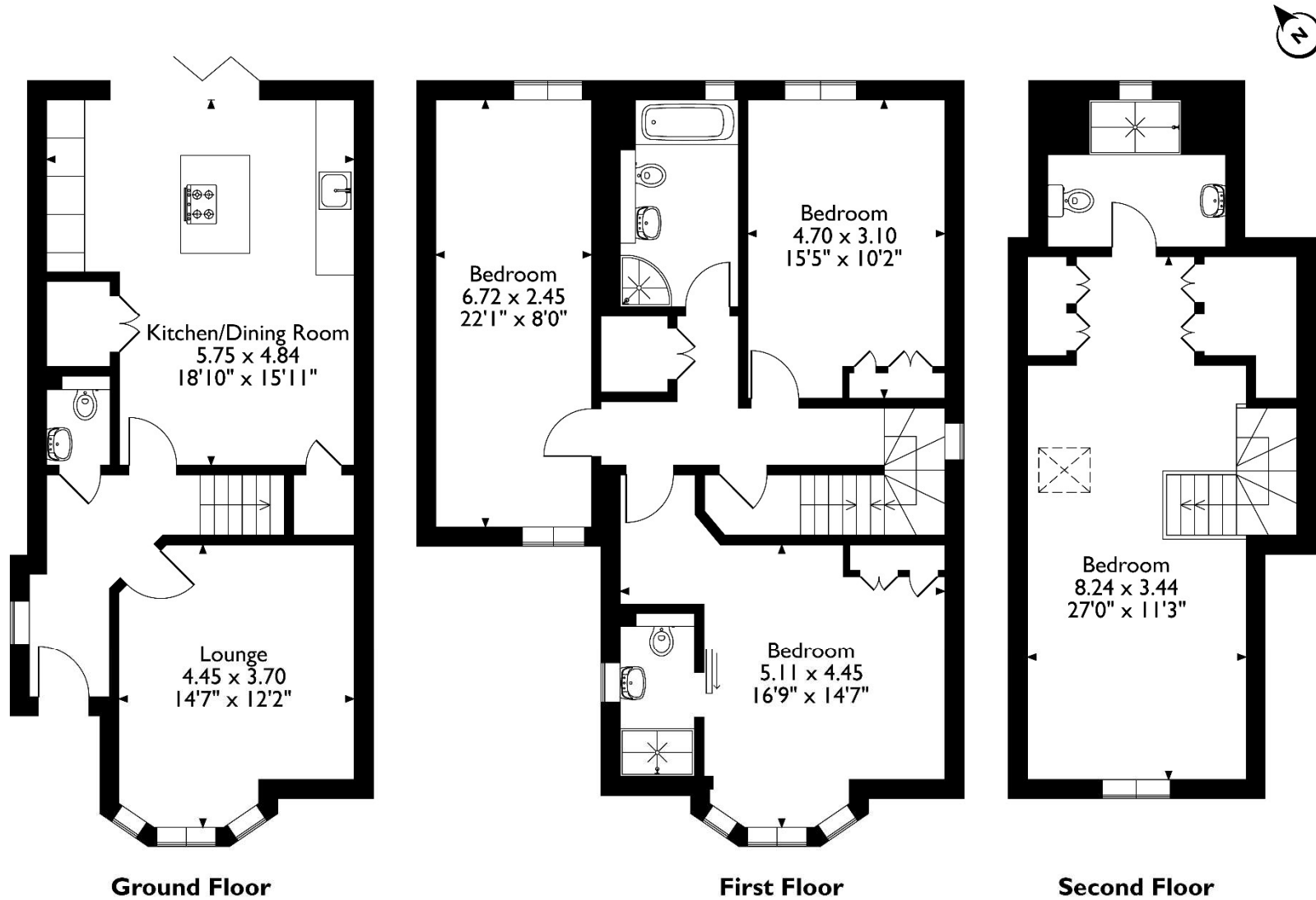
Freehold



The Burley, Uppingham Place, Leicester Road, Uppingham, Oakham, Rutland LE15 9SD

House Total Approx. Gross Internal Floor Area excl. Garage = 1798 ft<sup>2</sup> / 167 m<sup>2</sup>

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



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**JAMES  
SELLICKS**

[www.james sellicks.com](http://www.james sellicks.com)



**Oakham Office**  
6-8 Market Place  
Oakham  
Rutland  
LE15 6DT  
01572 724 437  
[oakham@james sellicks.com](mailto:oakham@james sellicks.com)

**Market Harborough Office**  
01858 410 008  
**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 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.