



EGLETON HOUSE

UPPINGHAM PLACE, UPPINGHAM

JAMES
SELICKS



“... DOUBLE-FRONTED, FIVE-BEDROOM HOME ...”

An individually designed, double-fronted five-bedroom home with spacious accommodation, a private driveway, and a double garage with a south-facing garden and within easy-walking distance of Uppingham town centre.

Open Plan Living Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Five Double Bedrooms • Family Bathroom, Three Ensuites • Private Driveway, Double Garage • South-Facing Garden • Walking Distance to Town Centre • Exclusive Development •

Accommodation

Enter the property into an entrance hall with access to the downstairs cloakroom and stairs rising to the first floor. The two reception rooms for the property sit to either side of the entrance hall, a living room to the left and a study/snug to the right, both with bay windows to the front.

At the far end of the hallway, you'll find the impressive open plan living kitchen, spanning the width of the property with bi-folding doors opening out to the south-facing garden. The kitchen area itself has a comprehensive range of modern fitted units with a central island and breakfast bar. There are all integrated appliances with the addition of a Quooker tap and a wine fridge. The kitchen provides access into a utility room with space and plumbing for white goods and a door out to the side.

To the first floor a large and light landing gives way to the bedroom and bathroom accommodation. There are five double bedrooms, two at the front with bay windows, two at the rear overlooking the garden and the fifth sitting above the garage with a large ensuite bathroom. There are a further two ensuite shower rooms and a family bathroom.

Outside

The property has a block-paved driveway offering ample parking and access to the double garage with electric doors. There is pedestrian access to the left-hand side of the property leading to the rear garden. The south-facing rear garden is predominantly laid to lawn with planted borders, a patio sitting directly off the property and is fenced or walled on all sides.



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 Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and an air source heat pump. There is underfloor heating throughout the ground floor.

Tenure

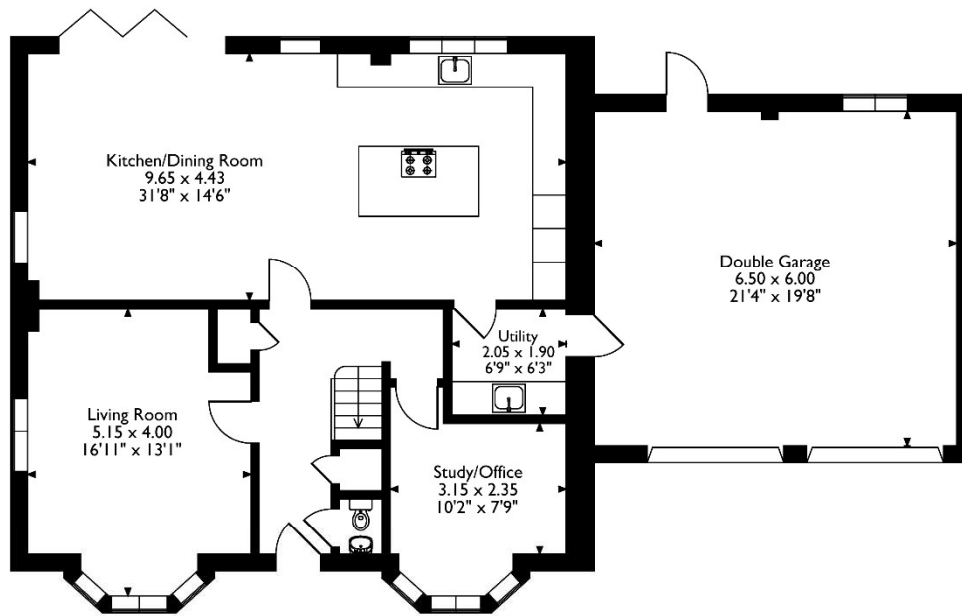
Freehold



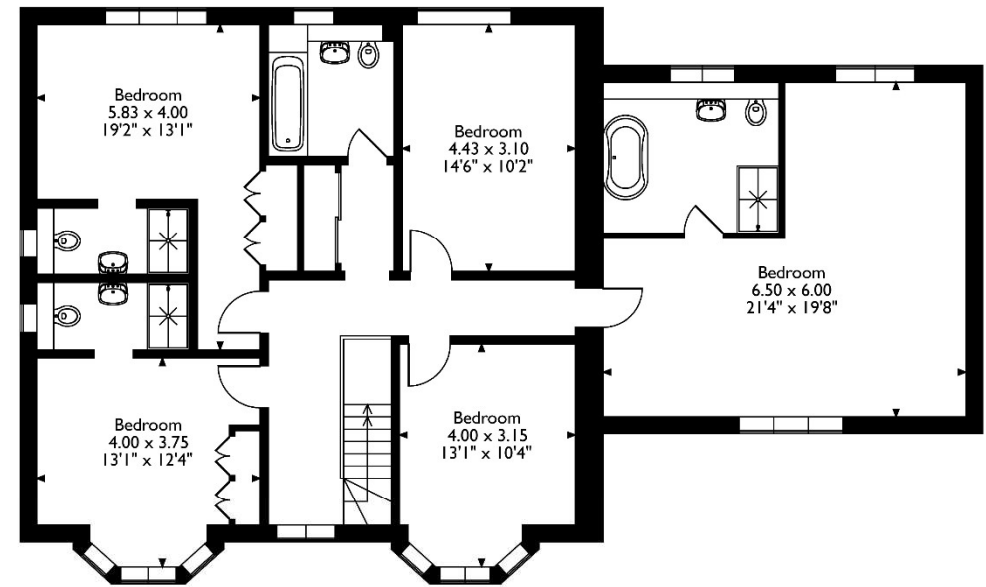
Egleton House, Uppingham Place, Uppingham, Oakham, Rutland LE15 9SD

House Total Approx. Gross Internal Floor Area incl. Garage = 2820 ft² / 262 m²

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



Ground Floor



First Floor

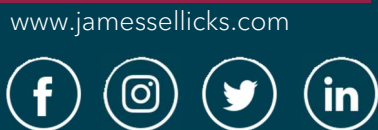
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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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.