



CLIPSHAM HOUSE

UPPINGHAM PLACE, UPPINGHAM





“... FOUR-BEDROOM HOME WITH SPACIOUS ACCOMMODATION ...”

An individually designed, double-fronted four-bedroom home with spacious accommodation, private driveway, and a detached double garage with a one-bedroom annexe above. Clipsham House sits on a generous plot with a south-facing garden and is within easy-walking distance of Uppingham town centre.

Open Plan Living Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, Three Ensuites • Private Driveway, Detached 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.

To the far end of the hallway, you'll find the impressive 32 ft. 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 four large double bedrooms, two at the front with bay windows and two at the rear overlooking the garden. Three of the four bedrooms are complemented by ensuite shower rooms with a separate bathroom serving the fourth.



Accommodation continued...

The property offers further accommodation in the form of a one-bedroom annexe above the detached double garage, complete with a kitchenette and a shower room.

Outside

To the front of the property there is a block-paved driveway providing ample off-road parking and access to the detached double garage with electric door. A hand gate between the property and the garage leads into the rear garden.

The garden itself is mainly laid to lawn with a patio sitting directly off the property, newly planted borders and fencing on all sides providing a good degree of privacy and security. The outdoor space is wrapped around two sides of the property with most of it located at the rear enjoying a sunny southern orientation.

“... OPEN PLAN LIVING KITCHEN
SPANNING THE WIDTH OF THE
PROPERTY WITH BI-FOLDING DOORS
OPENING OUT TO THE SOUTH-FACING
GARDEN ...”





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





Plot 5 - Clipsham House, Uppingham Place, Leicester Road, Uppingham, Rutland LE15 9SD

House Total Approx. Gross Internal Floor Area incl. Garage & Annexe = 2734 ft² / 254 m²

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.



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Measurements and Other Information

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