



STOCKERSTON ROAD

UPPINGHAM, RUTLAND

JAMES
SELICKS



“... IMPRESSIVE, SIX-BEDROOM CHARACTER HOME ...”

Originally built in 1901, this impressive, six-bedroom character home offers expansive and flexible accommodation, a private driveway, and a courtyard garden, all sitting in within a stone’s throw of Uppingham town centre.

Open Plan Kitchen, Utility Room • Four Reception Rooms • Six Bedrooms
• Three Bathrooms • Private Driveway • South Facing Courtyard Garden
• Town Centre Location • In Need of Modernisation • NO CHAIN • EER
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Accommodation

This impressive, six-bedroom property offers expansive and flexible accommodation arranged over three floors and although in need of modernisation, presents an incredible opportunity for a new owner to create a beautiful town centre home.

This handsome property retains much of its authentic charm and character. The earliest part of the building dates back to 1901. It still preserves original features such as the grand entrance door and hallway with an original Minton tile floor, cornice, ceiling roses and fireplaces.

The ground floor provides ample living space with a light and airy open plan kitchen, three large reception rooms, a conservatory opening out to the garden, utility spaces and a ground floor bedroom and bathroom.

On the first and second floor there are a range of bedrooms and bathrooms. All of the bedrooms are large double rooms and all featuring their original fireplaces.

Externally, in a later addition to this property is further accommodation, converted from two fives courts. This additional space could be utilised in a variety of different ways, such as guest accommodation, home office space or could even be converted into garaging.



Outside

The sunny, south-facing courtyard garden still has original wall from the old cottages that once stood there, a charming nod to the property's history. The courtyard is completely enclosed and is made up of a variety of hard-landscaped and lawned areas to enjoy throughout the season. There are electric double gates providing access to the private off-road parking.

This large and flexible family home that extends to approximately 3700 ft² offers huge potential to the next owner and represents a wonderful opportunity to own a historic, period property in the heart of one of the area's most popular market towns.

“... OPPORTUNITY TO OWN A
HISTORIC, PERIOD PROPERTY IN THE
HEART OF ONE OF THE AREA'S MOST
POPULAR MARKET TOWNS ...”





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 gas-fired central heating. Council Tax Band E.

Tenure

Freehold





4 Stockerston Road, Uppingham, Oakham, Rutland LE15 9UD

House Total Approx. Gross Internal Floor Area = 3746 ft² / 348 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

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.