



SEATON ROAD  
UPPINGHAM, RUTLAND

JAMES  
SELICKS







## “... FIVE-BEDROOM, VICTORIAN VILLA ...”

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Originally built in the 1900s, this five-bedroom Victorian villa has been beautifully restored by the current owner with spacious and flexible accommodation and views over the open countryside, all sitting on the edge of the popular market town of Uppingham.

Kitchen • Five Reception Rooms • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Double Garage with Bedroom Above • Private Driveway • Mature South-Facing Garden • Walking Distance to Town Centre • EER - D

### Accommodation

Enter the property into an entrance hall with stairs rising to the first floor and access to the ground floor accommodation. The kitchen has a good range of fitted shaker style units with a variety of integrated appliances. A utility sits just off the kitchen providing ample space and plumbing for white goods.

The kitchen flows into the dining room that has a feature fireplace and large bay window looking over the garden and views beyond. A new garden room has been built on the West side of the property; this room has bi-fold doors out to the patio. To the front of the property there is a lounge with a large bay window and a feature fireplace. There is also a snug with feature fireplace housing a coal effect gas fire which then leads into a cinema room that could also be used as a study.

To the first floor the large galleried landing provides far reaching views to the south and allows access to the bedroom and bathroom accommodation. The master bedroom and bedroom two sit to the rear of the property, both with bay windows admiring fantastic views, feature fireplaces and the master benefitting from an ensuite shower room.





### Accommodation continued...

Bedrooms three and four sit to the front of the property, both good sized doubles. Bedroom four offers built in wardrobes and storage.

The family bathroom has a freestanding roll top bath, pedestal wash hand basin and a high-flush lavatory, plus a separate shower room next door.

### Outside

To the front of the property there is ample parking on the tarmac driveway which gives access to the detached oak framed garage with additional accommodation above.

The terrace wraps around both the east, south and west sides of the property giving access to the back garden. The back of the property has a southerly orientation enjoying the sun throughout the entirety of the day. It is initially made up of a large terrace ideal for entertaining with the addition of an outdoor bar. The patio then steps down to a mature garden with well-established borders and specimen trees. There is hedging on all boundaries providing a good degree of privacy and security.

The garden has power and feature lighting throughout creating usable spaces day or night.



“... SOUTHERLY-ORIENTATION,  
ENJOYING THE SUN THROUGHOUT  
THE ENTIRETY OF THE DAY ...”

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### 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. Rutland County Council – Tax Band F.

### Tenure

Freehold





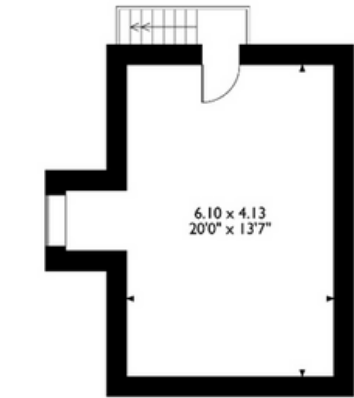




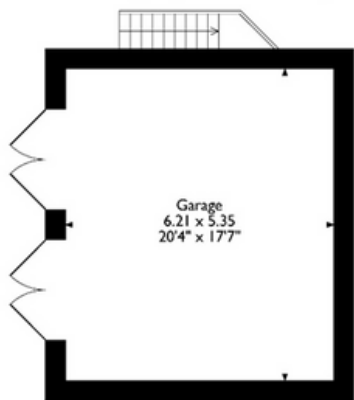
6 Seaton Road, Uppingham, Oakham, Rutland LE15 9QX

House Total Approx. Gross Internal Floor Area incl. Garage = 3047 ft<sup>2</sup> / 283 m<sup>2</sup>

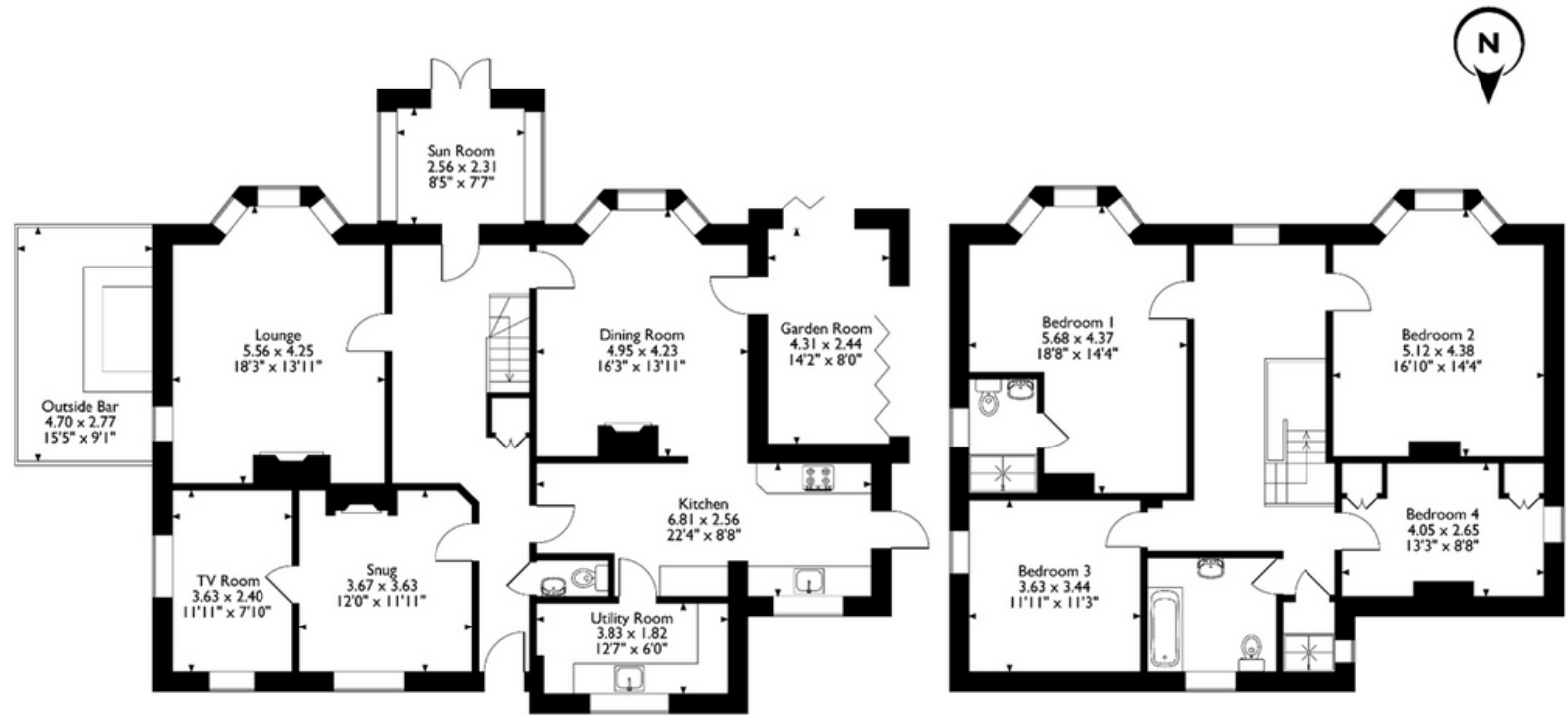
Measurements are approximate, not to scale, for illustrative purposes only.



**Garage (First Floor)**



**Garage (Ground Floor)**



**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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.

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

