



STOCKERSTON ROAD
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... SPACIOUS AND LIGHT-FILLED ACCOMMODATION ...”

Originally built in the 1800s, this wonderful, Grade II listed ironstone town house offers spacious and light-filled accommodation with three-bedrooms and a beautifully-landscaped courtyard garden, all sitting in the centre of the historic market town of Uppingham.

Breakfast Kitchen • Three Reception Rooms • Utility Area, Cellar •
Three Double Bedrooms • Family Bathroom, Separate WC • Hard-
Landscaped Courtyard Garden • On-Street Parking • Town Centre
Location • Grade II Listed • NO CHAIN •

Accommodation

The original, panelled front door opens into the central hallway with stone-flooring and stairs rising to the first floor. Two of the reception rooms sit to either side of the hallway, the one to the right is currently being used as a study but could be utilised in a variety of ways. To the left is the main living room, spanning the depth of the original property and with the original open fire. To the rear of the living room there is a step up into a further reception room, a brilliant sized room with windows to two elevations and a French door opening out to the pretty courtyard garden.

The stone floor in the entrance hall continues through into the breakfast kitchen where there is a comprehensive range of timber-built units with a variety of integrated appliances, space for a dishwasher, an AGA and a fruit wood topped breakfast bar.

The kitchen provides access to a utility area offering further storage and a door out to the rear courtyard garden, a door out to the side passage and a door providing access down to the cellar. The cellar provides a useful space with power points for additional white goods and central heating.



Accommodation continued...

The stairs rise to the light and airy, galleried landing providing access to three spacious double bedrooms and a large family bathroom. All three bedrooms have beautiful sash windows with window seats and share the family bathroom. The well-appointed bathroom has the original floor with a panelled bath, separate walk-in shower, vanity units with wash hand basin, low flush lavatory and a heated towel rail. There is also a separate WC located at the end of the landing.

The property has high ceilings and large sash windows throughout creating a wonderful feeling of space and light. A period property of this quality is a rare visitor to the open market and it must be viewed to be appreciated.

Outside

To the front of the property there is a small frontage bounded by yew hedging with a wrought-iron gate opening onto a pathway leading to the front door. There is also a pedestrian access to the right-hand side providing access to the rear of the property.

To the rear of the property there is a hard-landscaped courtyard with a patio area providing a great space for outdoor entertaining and mature borders surrounding it offering year-round interest.



“... HIGH CEILINGS AND LARGE
SASH WINDOWS THROUGHOUT ...”

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 F - Rutland County Council

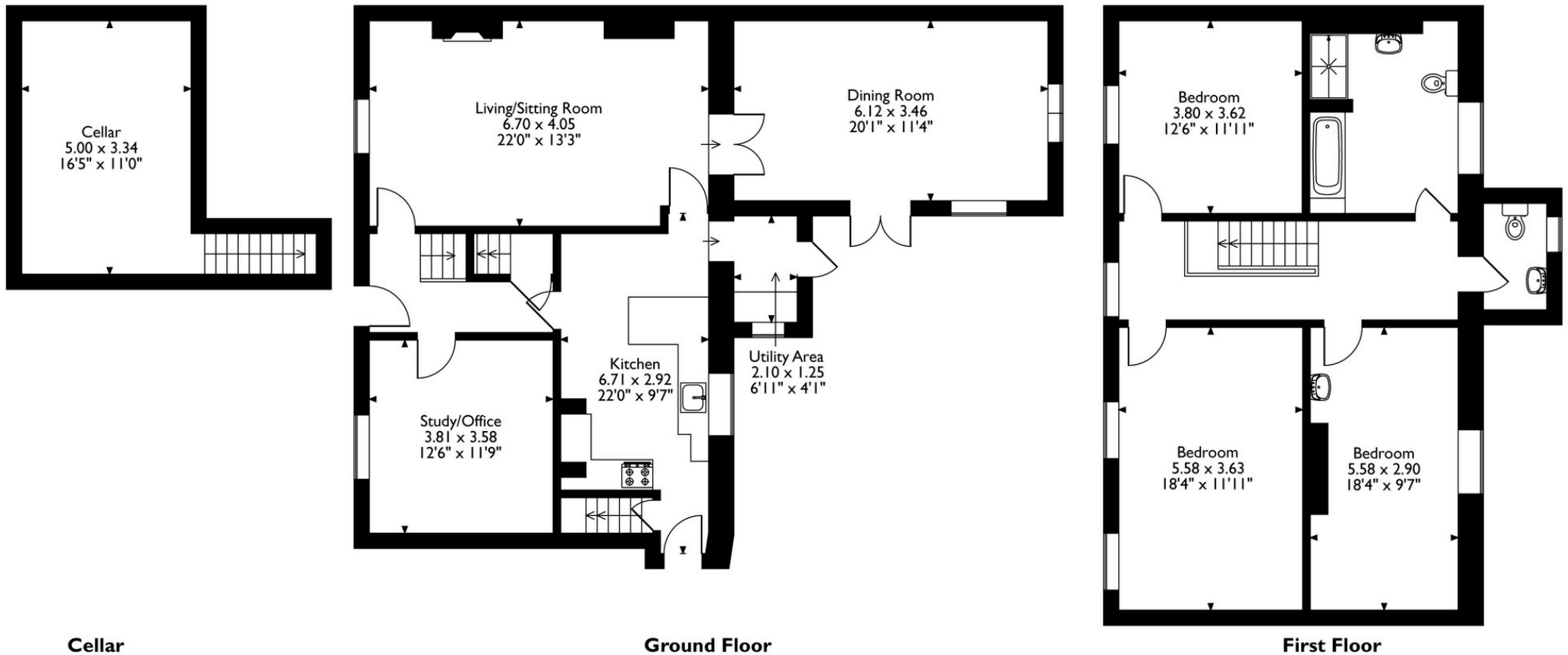
Tenure

Freehold





28 Stockerston Road, Uppingham, Oakham, Rutland LE15 9UD
House Total Approx. Gross Internal Floor Area = 2121 ft² / 197 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Cellar

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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JAMES SELICKS
LISTED BUILDINGS

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