



NORTON STREET
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... BURSTING WITH CHARACTER THROUGHOUT ...”

A delightful, two-bedroom semi-detached cottage bursting with character throughout and complete with a pretty courtyard garden, well located in the heart of Uppingham town centre.

Dining Kitchen • One Reception Room • Boot Room • Two Bedrooms
• Shower Room • Courtyard Garden • On-Street Parking • Town
Centre Location • EER - D •

Accommodation

Enter the property into the rear entrance hall/boot room where there is ample space for coats and shoes, space and plumbing for an American fridge freezer, glazing on three sides and a further door opening out to the courtyard garden. A stable door from the boot room opens into the L-shaped dining kitchen that has windows to two elevations and a part vaulted ceiling creating a wonderful sense of space. The kitchen itself has a good range of fitted units with a variety of integrated appliances plus space and plumbing for undercounter white goods. Beyond the kitchen, sitting to the front of the property is the living room complete with a beam to the ceiling, windows to two elevations allowing plenty of natural light and a log burning stove.

To the first floor there are two bedrooms, both with original wood floors and served by a spacious bathroom. The bathroom comprises a large walk-in shower, wash hand basin, low flush lavatory and heated towel rail.

Outside

The property has a generously-sized and wonderfully private courtyard garden featuring a variety of soft planting creating year-round interest and a summerhouse. There is pedestrian access to the right-hand side of the property that gives way to the rear courtyard 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 gas-fired central heating.

Rutland County Council – Tax Band C

Tenure

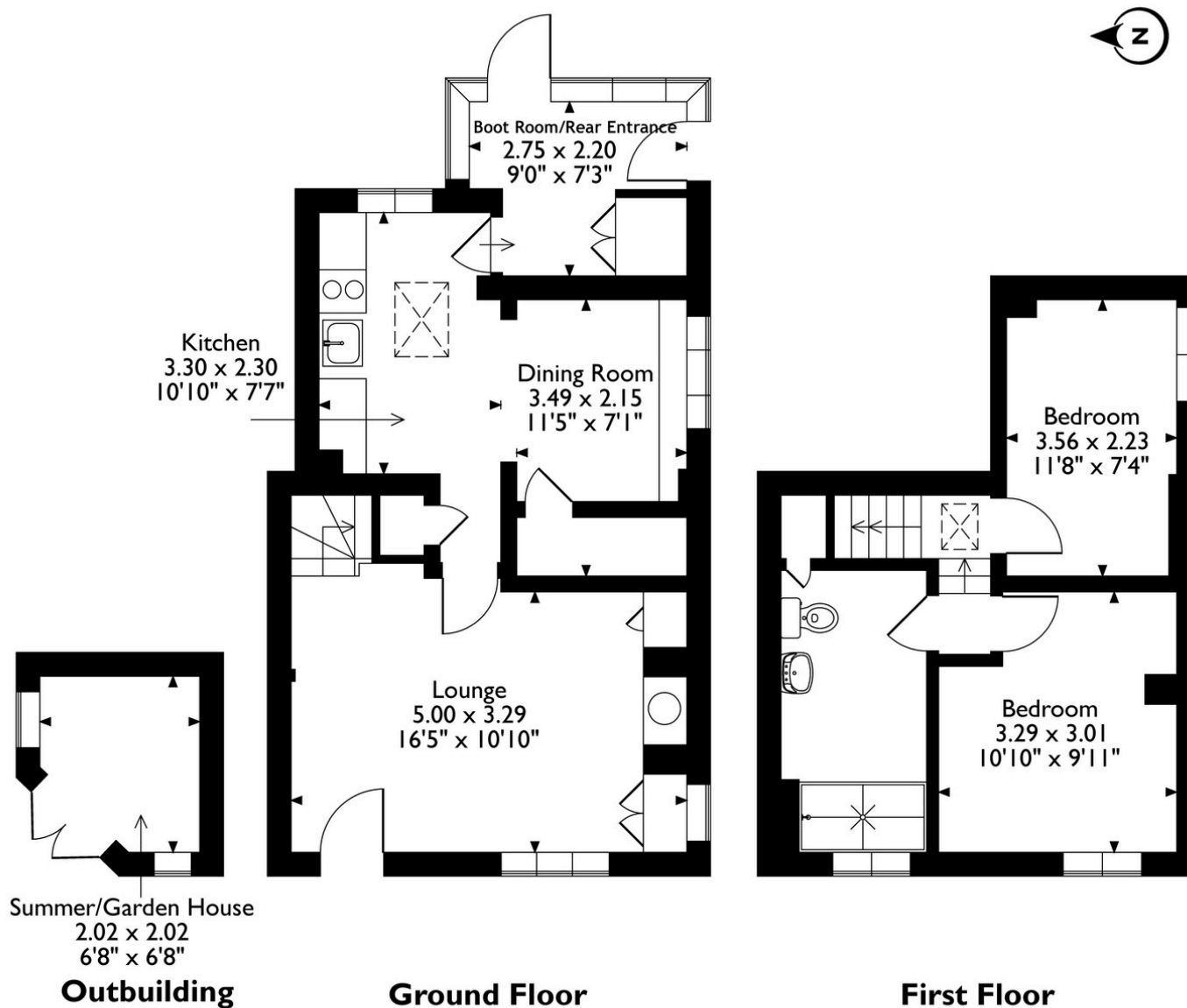
Freehold



5 Norton Street, Uppingham, Oakham, Rutland LE15 9QN

House Total Approx. Gross Internal Floor Area = 807 ft² / 75 m²

Measurements are approximate, not to scale, for 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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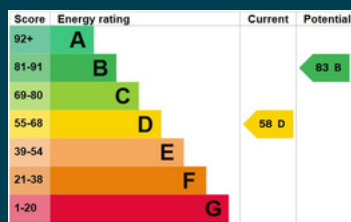
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Measurements and Other Information

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.