



BRAESIDE

LEICESTER ROAD, UPPINGHAM

JAMES
SELICKS



“... SUBSTANTIAL, FIVE-BEDROOM FAMILY HOME ...”

Braeside is a beautifully presented and substantial five-bedroom family home, offering generous accommodation, a private driveway, garaging, and an expansive, well-established garden, all set in approximately one-third of an acre at the edge of the historic market town of Uppingham.

Open Plan Living Kitchen • Three Reception Rooms • Utility Room, Downstairs Cloakroom • Five Double Bedrooms • Family Bathroom, Three Ensuites • Approx. 0.32 Acre Plot • Private Driveway, Detached Double Garage • Beautifully-Landscaped Garden • Edge of Town Location • EPC - C

Ground Floor

A spacious entrance hall provides access to the ground floor accommodation and features an oak staircase rising to the first floor. The focal point of the property is the stunning open plan living kitchen—a beautifully light-filled space, enhanced by floor-to-ceiling sliding doors that open onto the patio and garden. The contemporary kitchen is fitted with a wide range of modern units, integrated appliances, and a breakfast bar. Flowing seamlessly in one direction into a dedicated dining area and in the other into a bright and airy living space, this area is designed for both comfort and entertaining. The living area boasts dual-aspect floor-to-ceiling glazing, including a sliding door that opens onto the patio, all framing views of the garden. Adjacent to the kitchen, a practical utility room offers additional storage, space for white goods, and external access to the side of the property.

To the front of the property are two further reception rooms, each featuring large bay windows that flood the rooms with natural light. One currently serves as a study, though its generous proportions offer flexibility for various uses. The other is a cosy formal lounge, complete with a brick-built Inglenook fireplace housing a log-burning stove.



First Floor

Upstairs, the principal bedroom is positioned to the rear of the house, enjoying lovely garden views. It benefits from a walk-in wardrobe and an en-suite bathroom with a four-piece suite. Two additional en-suite bedrooms are both spacious and well-appointed, while two further double bedrooms are served by a family bathroom featuring a shower bath, wash hand basin, low flush WC, and heated towel rail.

Outside

Set on a generous plot of approximately one-third of an acre, the property enjoys a substantial frontage with a neatly maintained front garden and gravel driveway providing ample off-road parking and access to a detached double garage with an electric door. Pedestrian access to both sides of the house leads to the rear garden.

The beautifully landscaped rear garden is divided into two distinct areas: a formal garden and a further lawned area beyond a pergola arch and trellising. The formal section includes a spacious patio perfect for outdoor dining, surrounded by mature planting and a path flanked by lawns that leads to the extended garden.

The expansive lawn beyond features an array of specimen trees and a vegetable patch. Fully enclosed by hedging and fencing, the garden offers a high degree of privacy and security - ideal for family living.

“... SET IN APPROXIMATELY ONE-
THIRD OF AN ACRE ...”



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 D

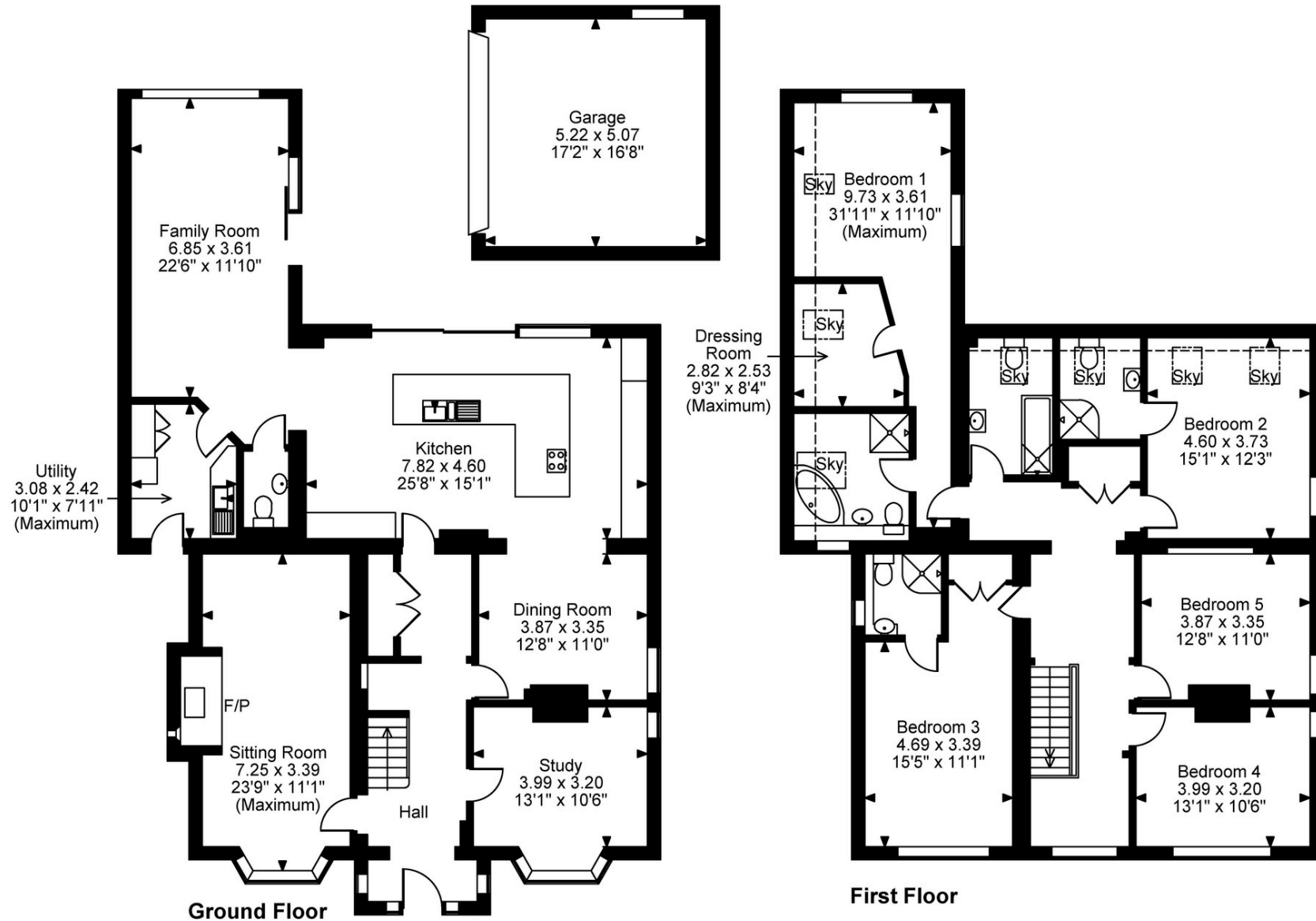
Tenure

Freehold





Braeside, 78 Leicester Road, Uppingham, Oakham, Rutland LE15 9SD
House Total Approx. Gross Internal Floor Area incl. Garage = **3111 ft² / 289 m²**
Measurements are approximate, not to scale, for illustrative purposes only.





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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.

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