



ARIS CLOSE
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... THREE-BEDROOM SEMI-DETACHED HOME ...”

A well-presented three-bedroom semi-detached home, featuring off-road parking, a garage, and a private rear garden, ideally located just a short walk from the heart of Uppingham town centre.

Dining Kitchen • One Reception Room • Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Single Garage • Private Rear Garden • Walking Distance to Town Centre • EPC - B

Accommodation

Enter the property into an entrance hall, offering space for coats and shoes, stairs rising to the first floor, and access to the main reception room. The reception room features a front-facing window, a useful understairs storage cupboard, and a door opening into the open-plan dining kitchen.

Situated at the rear of the property, the kitchen is fitted with a stylish range of modern units, a variety of integrated appliances, and space for a freestanding fridge freezer. French doors lead from the dining area onto the patio and rear garden, creating a perfect space for indoor-outdoor living. A discreet alcove off the kitchen houses a practical utility area with space for white goods, additional storage, and access to a downstairs cloakroom.

Upstairs, the first floor offers two well-proportioned double bedrooms—one front-facing and one overlooking the rear garden—both served by a contemporary family bathroom featuring a four-piece suite and heated towel rail. Occupying the entire second floor, the spacious principal bedroom is complete with built-in wardrobes, a dressing area, and an ensuite shower room.

Outside

Externally, the property benefits from ample off-road parking on a tarmac driveway leading to a single garage with an up-and-over door. A pedestrian gate provides access to the rear garden, which has been thoughtfully landscaped to offer a wonderfully private outdoor space. A patio area directly off the kitchen is screened from the lawn by decorative trellising and surrounded by mature planting, ideal for entertaining or relaxing in complete privacy.



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

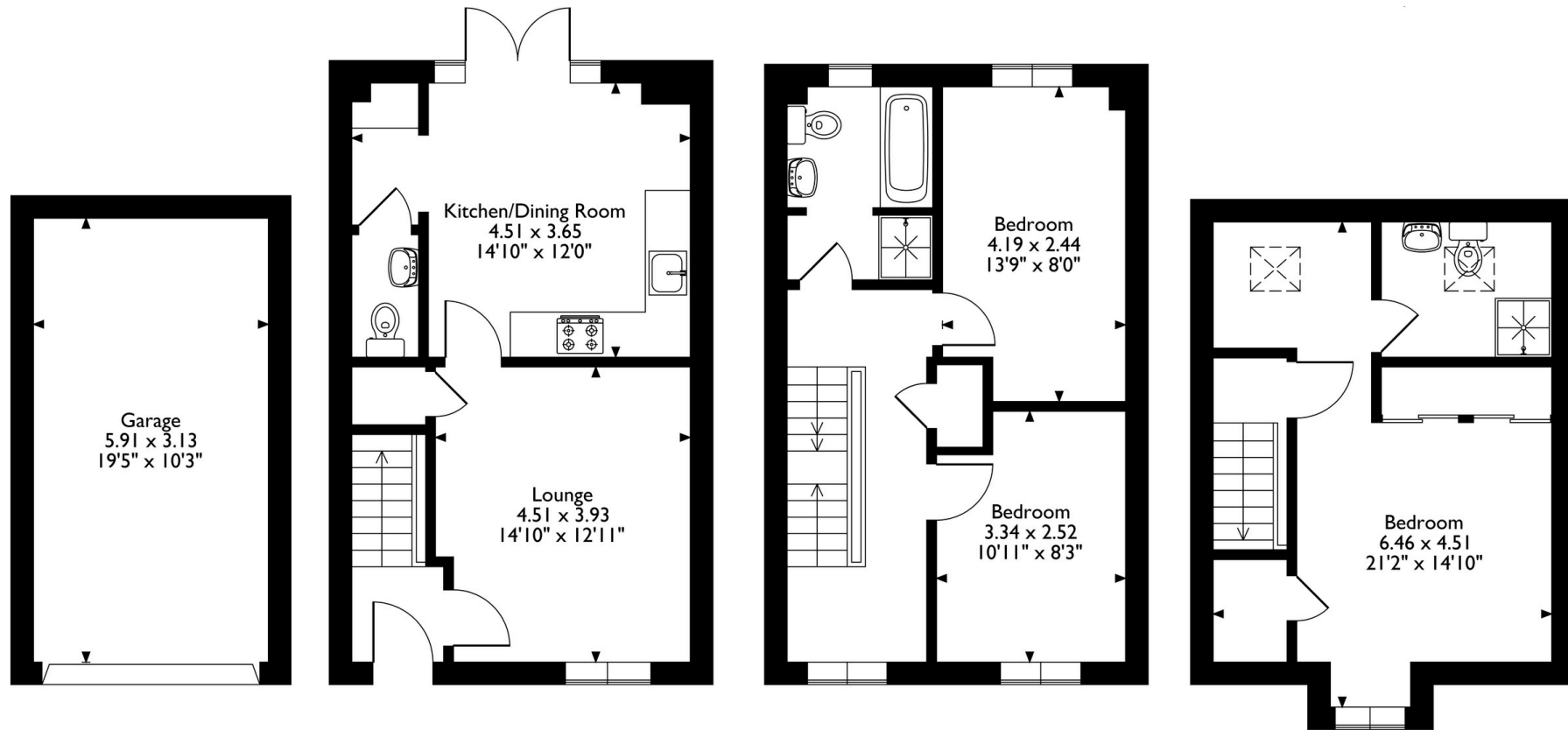
Freehold



11 Aris Close, Uppingham, Oakham, Rutland LE15 9FD

House Total Approx. Gross Internal Floor Area incl. Garage = 1239 ft² / 115 m²

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



Ground Floor

First Floor

Second 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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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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