



BAYLEY CLOSE  
UPPINGHAM, RUTLAND

JAMES  
SELICKS



## “... FIVE-BEDROOM, DETACHED FAMILY HOME ...”

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**A five-bedroom, detached family home with open plan living accommodation, a south-facing garden, off-road parking and garaging, well located within easy walking distance of Uppingham town centre.**

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Five Bedrooms • Family Bathroom, One Ensuite • South-Facing Garden • Off-Road Parking, Single Garage • Walking Distance to Town Centre • EER - D

### Ground Floor

This property offers a spacious and well-thought-out layout, perfect for modern family living. Upon entry, you are welcomed into a generous entrance hall that provides ample storage solutions, a convenient downstairs cloakroom, and access to the stairs leading to the first floor.

At the rear of the home is the heart of the house—the dining kitchen—featuring stylish herringbone flooring and a contemporary kitchen equipped with a range of fitted units, integrated appliances, and a central island. The dining area seamlessly connects to the garden through a door, creating an ideal indoor-outdoor flow, and leads into a sitting area with a window overlooking the front of the property.

Adjacent to the kitchen is the main reception room, a large and inviting space with sliding doors that open directly to the rear garden, making it perfect for entertaining. The log-burning stove adds a touch of warmth and character to the room. The ground floor is completed by a practical utility room, offering extra storage, space for laundry appliances, and direct access to the side of the house.



## First Floor

On the first floor, there are five bedrooms and two bathrooms. The primary bedroom is generously sized, featuring built-in storage and an ensuite bathroom. The remaining four bedrooms consist of two doubles and two singles (one single currently set up as a study), all served by a family bathroom with a bath, separate shower, wash hand basin, and low flush lavatory.

## Outside

Externally, the property offers off-road parking on a private driveway, leading to a single garage with an up-and-over door. The front of the home features a lawn with mature shrubs, alongside a pathway providing access to the front door and both sides of the house.

The rear garden is an excellent outdoor space, featuring a patio for entertaining, a lawned area with soft planting, and a designated play area with artificial lazy lawn. The garden's southerly aspect ensures it enjoys sunshine for much of the day, and the mature hedging and fencing on all boundaries provide a great degree of privacy and security.



“... SOUTHERLY ASPECT ENSURES IT  
ENJOYS SUNSHINE FOR MUCH 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 E

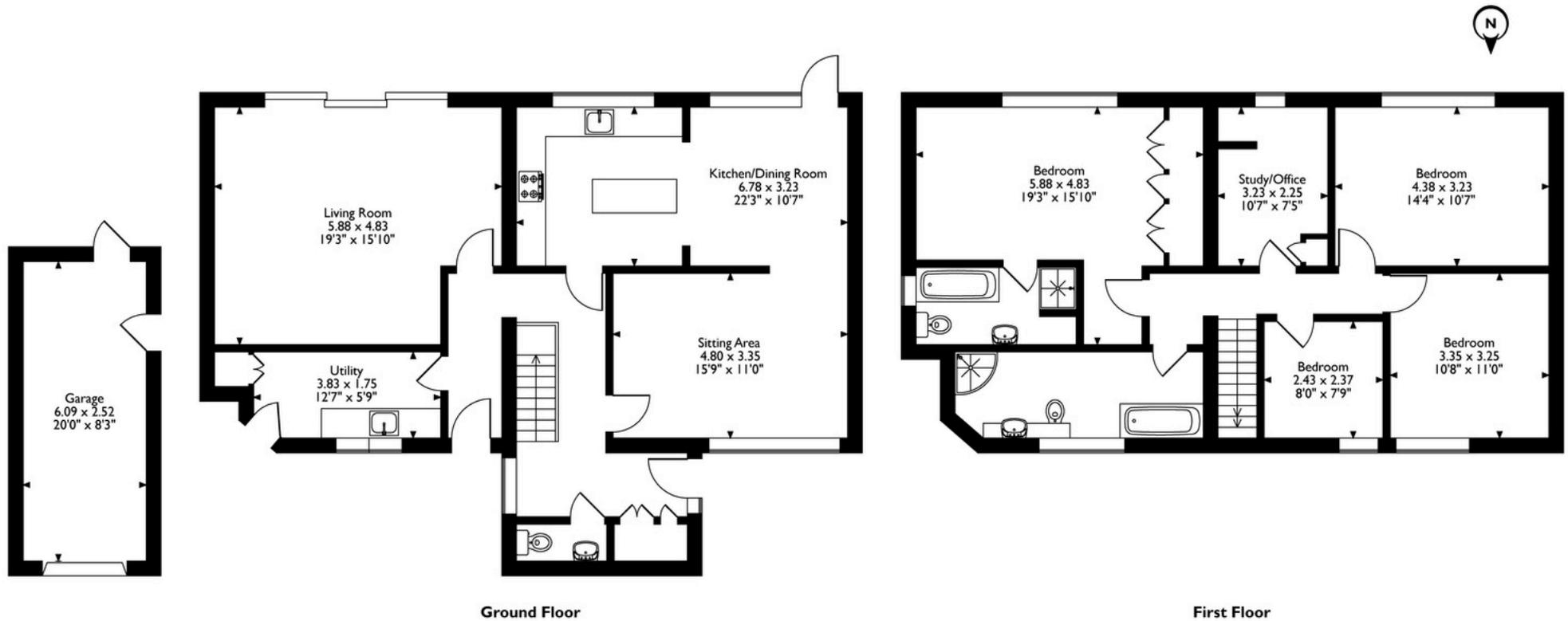
### Tenure

Freehold





23 Bayley Close, Uppingham, Oakham, Rutland LE15 9TG  
House Total Approx. Gross Internal Floor Area incl. Garage = 2110 ft<sup>2</sup> / 196 m<sup>2</sup>  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
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.