



CEDAR CLOSE
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... WALKING DISTANCE TO TOWN CENTRE ...”

A three-bedroom detached dormer bungalow with a one/two-bedroom annexe offering flexible accommodation, private parking, and a south-facing garden, all within walking distance of Uppingham town centre.

Breakfast Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom • Three Double Bedrooms, Family Bathroom • One/Two Bedroom Annexe • Private Driveway • South Facing Garden • Walking Distance to Town Centre • EPC - D

Accommodation

The main house offers in brief a breakfast kitchen, lounge/dining room, study, utility room, and downstairs cloakroom. The brand-new breakfast kitchen is positioned at the rear of the property and features a stylish range of fitted units, a central island with breakfast bar, integrated appliances, and bi-fold doors leading out to the patio and garden. A door from the kitchen opens to an outer hall, providing access to the recently refitted utility room—offering additional storage and space for white goods. Adjacent to the kitchen is the L-shaped lounge/dining room, finished with parquet flooring throughout. The lounge flows seamlessly into the dining area, where a gas fire adds a cosy focal point, and further bi-fold doors open onto the south-facing garden. Completing the ground floor is a versatile bedroom, suitable for use as a guest room, playroom, or home office.

Upstairs, there are two well-proportioned double bedrooms, each with built-in wardrobes. They are served by a family bathroom comprising a panelled bath, separate shower cubicle, wash hand basin, and low-flush WC.

The property also benefits from a self-contained one/two-bedroom annexe with its own private entrance from the front driveway. This accommodation includes an open-plan living kitchen, an ensuite bedroom, and an additional room currently arranged as a dining room but equally suitable as a second bedroom.

Outside

Set on a generous plot, the property is approached via timber gates opening onto a tarmac driveway, which provides ample off-road parking and access to the integral single garage (now used for storage) with an up-and-over door. To the right of the driveway is a block-paved parking space for the annexe, alongside a lawned area bordered by hedging. To the left, the garden sweeps around the side of the main house to a private, south-facing garden, enclosed by hedging and fencing to ensure privacy and security.



Location

Uppingham is a picturesque market town in Rutland, known for its rich history, vibrant arts scene, and strong community spirit. Often called "Stamford in miniature," it features honey-hued stone buildings, cobbled streets, and a welcoming atmosphere. The town offers an eclectic mix of boutique shops and restaurants around the Market Square and High Street. Excellent primary and secondary schools serve the area. Conveniently located near the A47, Uppingham provides easy access to Leicester, Peterborough, Corby, and Kettering—all with mainline train services to London in under an hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – **Main House** - D **Annexe** - A

Tenure

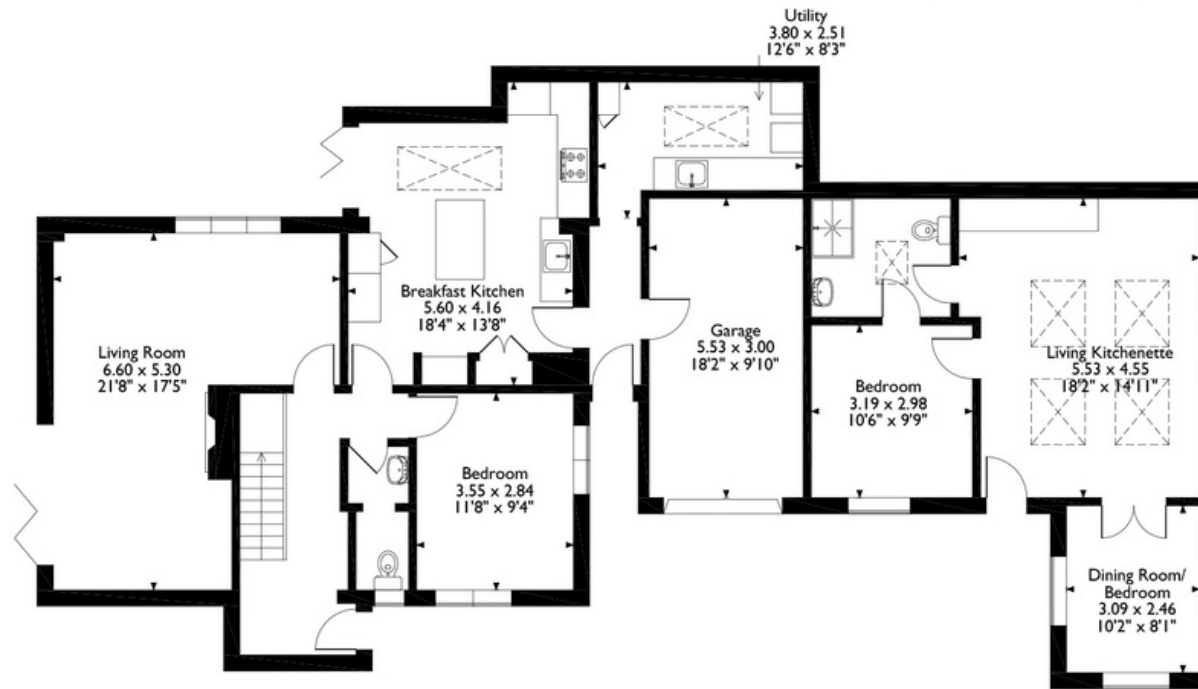
Freehold



11 Cedar Close, Uppingham, Oakham, Rutland LE15 9PT

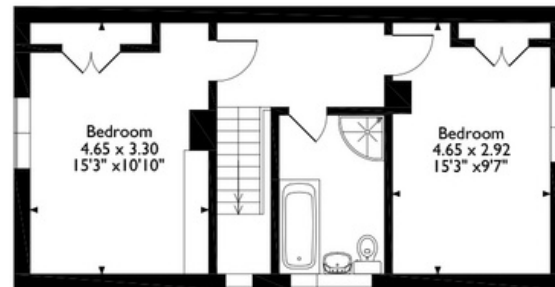
House Total Approx. Gross Internal Floor Area incl. Garage = 2099 ft² / 195 m²

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



Ground Floor

Annexe



First Floor



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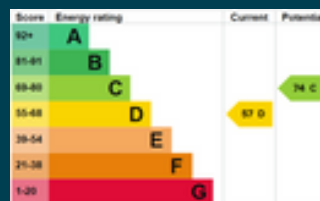
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Measurements and Other Information

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.



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