



NORTH STREET WEST
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... THREE-BEDROOM, PERIOD HOME ...”

Built c.1900, this three-bedroom period home offers deceptively spacious accommodation and a generous, mature garden, all within the centre of this historic market town of Uppingham.

Dining Kitchen, Walk-In Pantry • Two Reception Rooms • Downstairs Shower Room • Three Bedrooms • Family Bathroom • On-Street Parking • Generous & Well-Established Rear Garden • Town Centre Location • EPC - D •

Accommodation

Enter the property via an entrance porch into the main hall, with stairs to the first floor and door to the ground-floor accommodation. To the rear, the dining kitchen offers a good range of fitted units, integrated appliances, space for a fridge freezer, a walk-in pantry, and a window overlooking the garden. From here, a rear hall provides access to a downstairs shower room and the garden.

An archway from the kitchen leads into the central reception room, featuring a fireplace with gas fire and glazed double doors opening into the front reception room, which enjoys a bay window overlooking the front garden.

Upstairs there are three bedrooms and a family bathroom fitted with a shower bath, wash hand basin, and low-flush WC.

Outside

Externally, the property has a small hard-landscaped front garden with shrubs, enclosed by a brick wall and fencing. To the rear lies an exceptionally large garden for the property's size and location, extending to around 130 ft. It is divided into three sections, with lawns, seating areas and mature planting offering year-round interest, and a wonderful degree of space and privacy.



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.

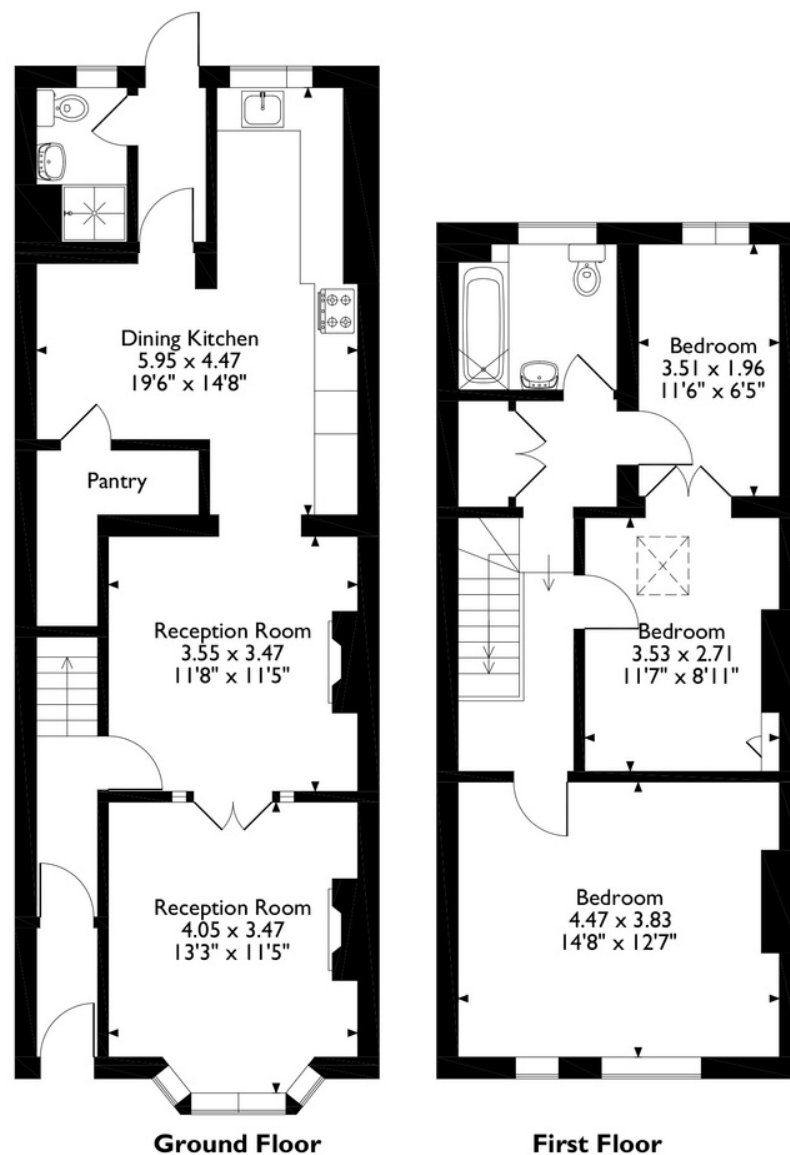
Rutland County Council – Tax Band C

Tenure

Freehold



44 North Street West, Uppingham, Oakham, Rutland LE15 9SG
House Total Approx. Gross Internal Floor Area = **1206 ft² / 112 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

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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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