



CEDAR CLOSE
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... DETACHED TWO-BEDROOM BUNGALOW ...”

A beautifully presented detached two-bedroom bungalow, recently modernised and updated throughout, sitting on a manageable plot within walking distance of Uppingham town centre.

Kitchen • Two Reception Rooms • Utility Room, WC • Two Double Bedrooms • Two Shower Rooms • Private Driveway • South Facing Front & Side Gardens • Town Centre Location • EPC - D •

Accommodation

Enter the property a central hallway, with ample built in storage and doors providing access to the accommodation. To the right of the hall lies the main living areas. The kitchen is fitted with a range of modern units with a variety of integrated appliances, a window looking to the front and an archway flowing into a spacious reception room. This light-filled room features glazing on two sides and a part-glazed door leading directly into the garden. Double doors from the here lead into a further reception room. A second door from the living room returns to the hallway and the bedroom accommodation.

The property offers two well-proportioned double bedrooms both with built-in wardrobes/storage. Both bedrooms benefit from their own en-suite facilities, providing comfort and convenience for residents and guests alike. Completing the accommodation is a useful WC/utility room with ample space and plumbing for white goods, along with a low flush lavatory and wash hand basin.

Outside

The property occupies a desirable south-facing plot with gardens to the front and both sides. The front garden is mainly laid to lawn with well-stocked borders, enclosed by dwarf brick walling and mature hedging. To the east side of the property, there is an additional lawned area, while the west side offers a private seating area. The property further benefits from a gravelled private driveway providing off-road parking for up to four cars, as well as two large timber sheds, one of which is equipped with electric power and lighting.



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

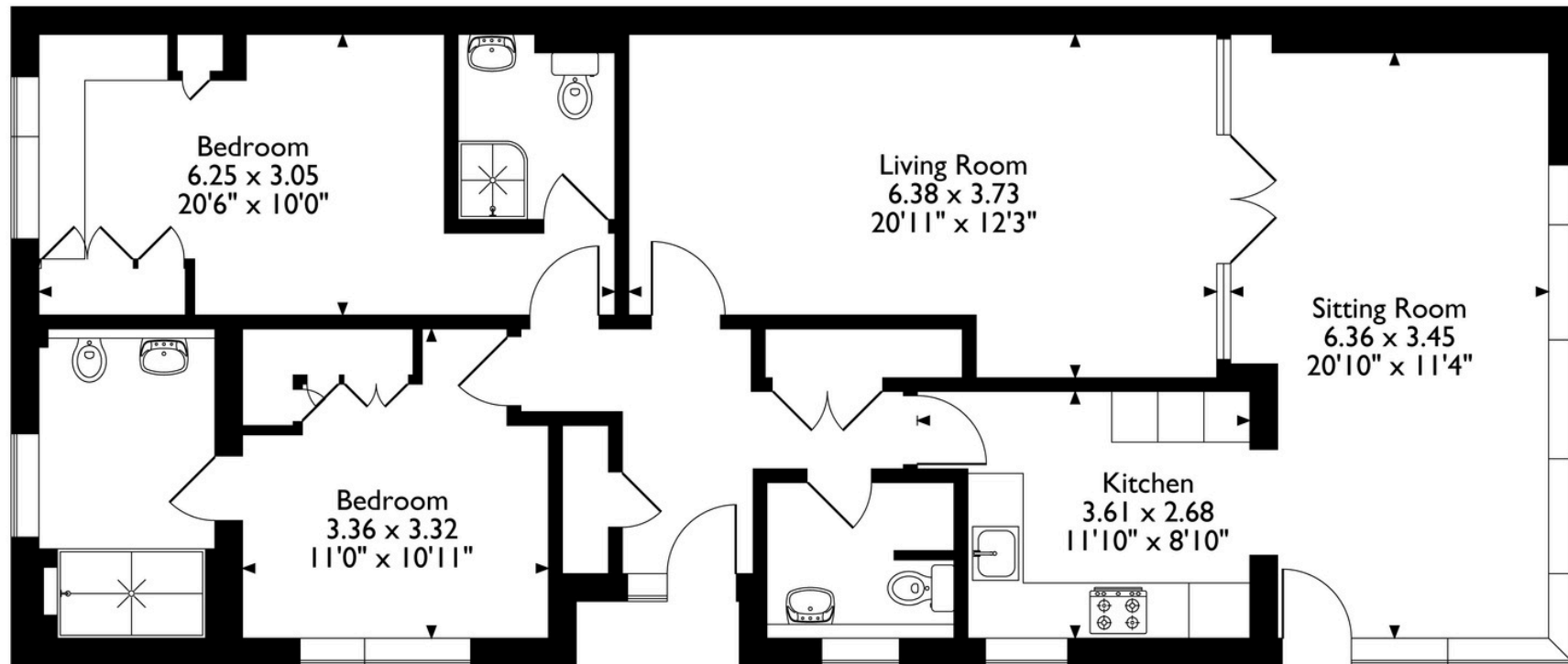
Freehold



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

House Total Approx. Gross Internal Floor Area = **1141 ft² / 106 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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Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

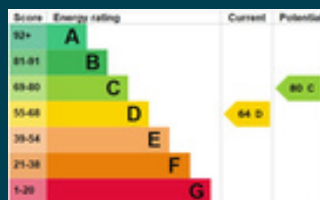
oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



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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.

Under the provisions of the Estate Agent's Act 1979 we are required to disclose a personal interest in the sale of this property.



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