



LONDON ROAD
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... COMBINING INDUSTRIAL PERIOD CHARM WITH MODERN COMFORT ...”

A beautifully presented character home in the heart of historic Uppingham, combining industrial period charm with modern comfort. This spacious four/five-bedroom property offers flexible living, stylish interiors, a single garage, all within easy walking distance of the Market Place.

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom
• Four Double Bedrooms • Family Bathroom, One Ensuite • Lower-Level
Home Office, First Floor Study/Bedroom 5 • Single Garage • Town Centre
Location • Courtyard Garden • EPC - D

Ground Floor

This unique property offers wonderfully spacious, character-filled living spaces, designed for modern family living. The stone entrance porch opens into a spacious, part vaulted hallway with striking metal glazed doors giving access to the reception areas. The ground floor features a large breakfast kitchen and two large reception rooms, all linked by industrial style metal glazed doors creating a light and airy sense of flow.

The breakfast kitchen is fitted with bespoke painted units, high quality appliances (including Neff stainless steel microwave and dishwasher.) A large central island allows for both entertaining and seating alike. Two Juliet balconies overlook the terraced garden and water feature whilst a further matching door allows access down to both the terrace, garage and external pedestrian gate. A sliding door gives access to a utility with plumbing for washing machine.

Further glazed doors open into a large family room which spans the width of the property and boasts two floor to ceiling windows, beams and a feature fireplace. A further set of glazed doors open into the spacious lounge with two large windows and original brickwork. A downstairs cloakroom completes the ground floor.



First Floor

Upstairs the spacious and light landing gives access to four double bedrooms and a further single bedroom/study. The principle suite, with original vaulted ceiling, exposed A frame and wall ties houses a stylish en suite with reeded glass features and walk in shower. Hand made mirror fronted fitted wardrobes and a large industrial style internal window add to the rooms wealth of character.

Three further characterful bedrooms, one with bespoke painted wardrobes, share a family bathroom with large bath, shower, wash hand basin and WC

Outside

Externally, the property benefits from a block paved forecourt and a single garage. A side gate leads to the private, south facing landscaped garden with Corten steel flower borders and water feature. Steps lead down to a fully equipped lower ground floor studio or office.

There is permit parking at £50 per annum for two cars.



“... WONDERFULLY SPACIOUS,
CHARACTER-FILLED LIVING
SPACES ...”

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 F

Tenure

Freehold

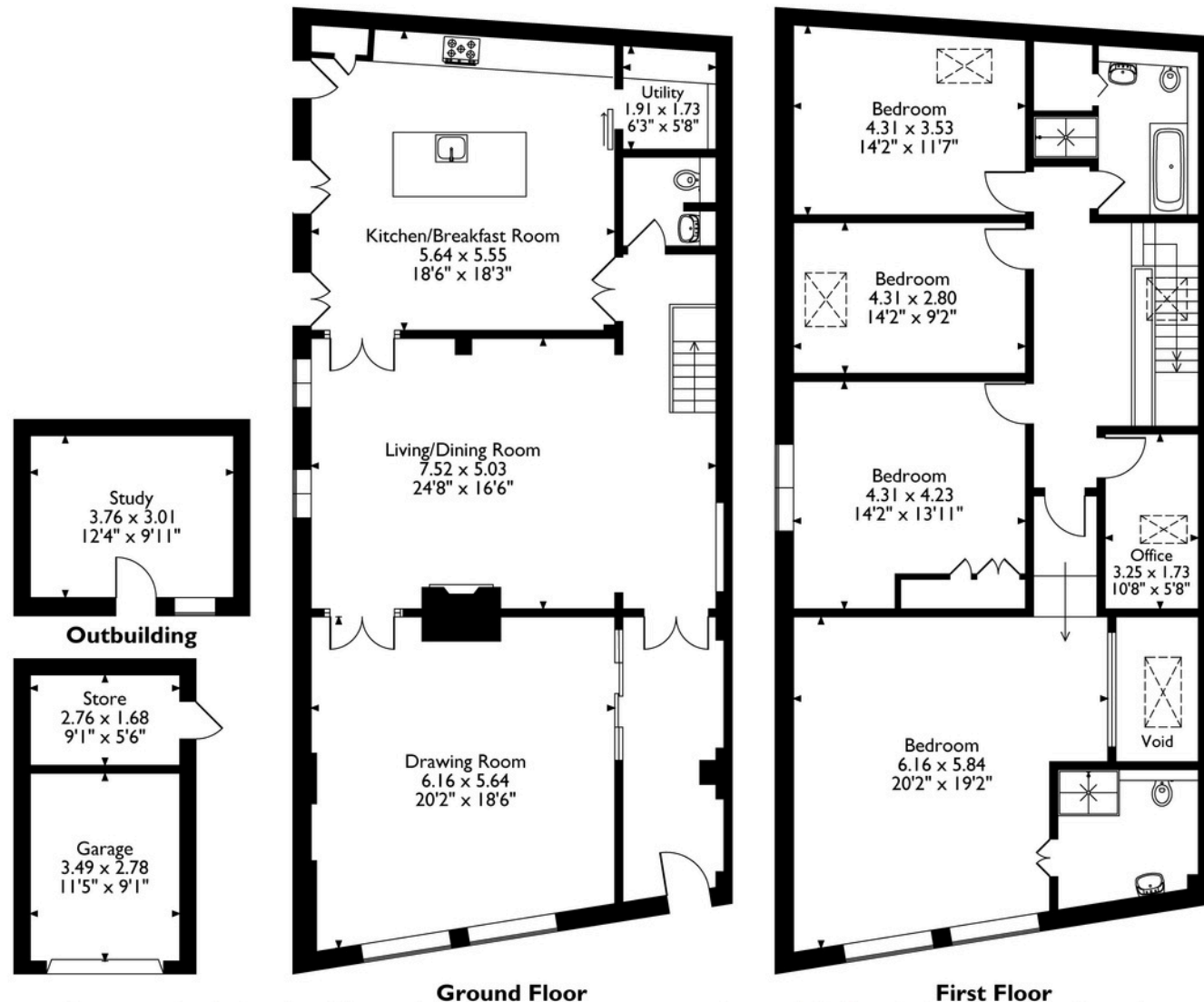




6 London Road, Uppingham, Oakham, Rutland LE15 9TJ

House Total Approx. Gross Internal Floor Area incl. Garage = 2905 ft² / 270 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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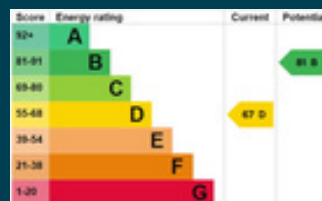
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Measurements and Other Information

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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