



51 Stockerston Crescent, Uppingham, Uppingham, LE15 9UA



**NEWTON FALLOWELL**

4 2 2

## Key Features

- Modern Detached Family Home
- Stunning Countryside Views
- Open Plan Living & Dining Room
- Spacious Kitchen Breakfast Room
- Four Double Bedrooms
- Downstairs WC & Cloakroom
- Four Piece En-Suite Bathroom
- Large Rear Garden
- EPC Rating C
- Freehold

Guide Price £550,000-£575,000





Situated on an expansive plot offering stunning views of the picturesque countryside, this exquisite four-bedroom detached family home is located in the sought-after market town of Uppingham. The meticulously maintained property showcases an open plan living and dining room, a kitchen breakfast room, a generous conservatory, four double bedrooms, two bathrooms, an integral garage, a garden room, off-road parking and large rear garden.

Upon stepping into the welcoming porch, you'll find an entrance hall providing access to the ground floor spaces. To the left of the property, the spacious open plan living and dining room boasts a prominent gas fireplace. The light-filled kitchen breakfast room, situated at the rear, features ample wall-to-floor base units, an integrated dishwasher, and a rangemaster cooker. An internal door from the kitchen provides convenient access to the integral garage which offers space for white goods such as washing machine, tumble dryer and an additional fridge/freezer. The conservatory, accessed from the dining room, offers a splendid view of the rear garden and countryside. Completing the ground floor is a handy WC. Moving to the first floor, you'll discover a family bathroom and four double bedrooms, one of which is an extension atop the garage and includes a four-piece ensuite bathroom.



Externally, the front of the property is gravelled, providing off-road parking for multiple cars. The rear garden is an enchanting space, predominantly laid to lawn with a patio area, adorned with plants and shrubs. A versatile garden room adds functionality, serving as a home gym, office, or whatever suits your preferences. The rear views of the Rutland countryside are truly breathtaking, prompting a viewing at your earliest convenience.



Porch 2.41m x 0.93m (7'11" x 3'1")

Entrance Hall 4.91m x 1.00m (16'1" x 3'4")

WC 1.74m x 0.80m (5'8" x 2'7")

Living Room 4.90m x 3.82m (16'1" x 12'6")

Dining Room 3.37m x 3.16m (11'1" x 10'5")

Conservatory 5.01m x 3.75m (16'5" x 12'4")

Kitchen 5.23m x 3.38m (17'2" x 11'1")

Garage 5.71m x 3.20m (18'8" x 10'6")

First Floor Landing 2.66m x 2.04m (8'8" x 6'8")

Bedroom One 5.21m x 3.14m (17'1" x 10'4")

Ensuite 3.13m x 2.17m (10'4" x 7'1")

Bedroom Two 4.60m x 3.34m (15'1" x 11'0")

Bedroom Three 3.73m x 3.70m (12'2" x 12'1")

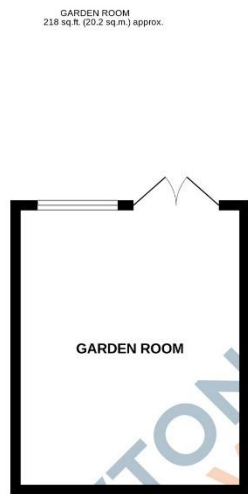
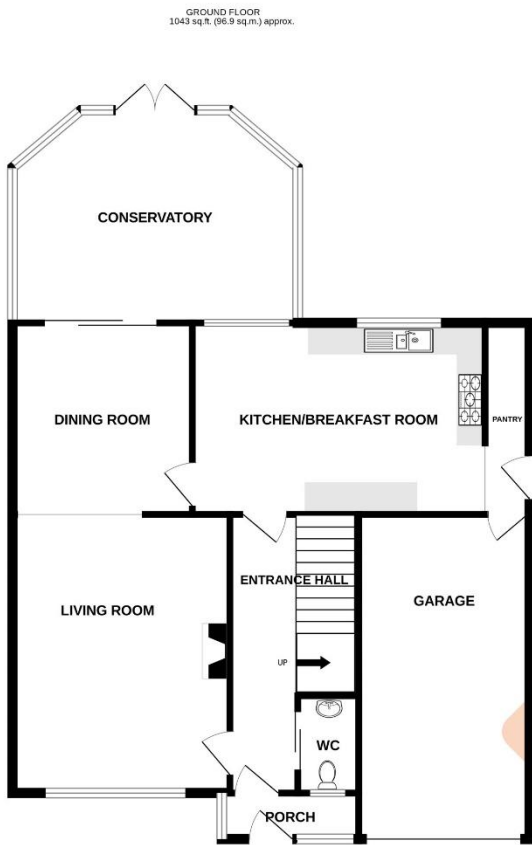
Bedroom Four 3.33m x 2.42m (10'11" x 7'11")

Bathroom 2.44m x 2.18m (8'0" x 7'2")

Outbuilding 5.00m x 4.03m (16'5" x 13'2")







STOCKERSTON CRESCENT, UPPINGHAM LE15 9UA

TOTAL FLOOR AREA : 2040 sq.ft. (189.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: D

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.