



6 Seaton Road, Uppingham, LE15 9QX

 **NEWTON FALLOWELL**

4 2 5

Key Features

- Striking Detached Family Home
- Four Double Bedrooms
- Five Reception Areas
- Open Plan Kitchen & Dining Area
- Double Garage & Room Above
- Elevated Plot with Countryside Views
- Close to Uppingham Town Centre
- Immaculate Presentation Throughout
- EPC Rating D
- Freehold

£1,000,000





Positioned within an elevated plot on Uppingham's High Street is this striking detached family home boasting extensive accommodation and delightful views over the open countryside and cricket pitch. Offered for sale with no onward chain, this eye-catching home benefits from five reception rooms, an open plan kitchen breakfast room, four double bedrooms, a family bathroom and an en-suite shower room. Set on a wrap-around plot with easy access to the town centre amenities whilst retaining its countryside feel, the property boasts off-road parking for several vehicles, a detached double garage with a first-floor home office, an outside kitchen & bar and various patio areas to enjoy the sunshine throughout the day. This one-off family home is a true must-view to fully appreciate its unique character and position.

As you approach the property from the front, the partly glazed entrance door leads through to the spacious hallway with doors leading off to most of the ground floor accommodation. Walking around the ground floor, on the left is the sitting room, which features a cosy space with a feature fireplace and a door that leads through to the second seating area creating an ideal home office. The living room is positioned at the back of the house with a delightful bay window looking over the rear garden and filling the area with natural light. The sunroom has direct access to the rear garden and provides an excellent seating area. Further from the hallway is the family-orientated kitchen area with a range of wall and base units along with access to the useful utility room and side garden. The kitchen opens through to the dining room with an eye-catching fireplace and bay window looking over the rear garden. A glazed door leads through to the garden room with bi-folding doors opening to the rear and side garden creating the feel of bringing the inside, outside. From the first floor landing you have four spacious double bedrooms, all with large windows and high ceilings with the principal bedroom offering an en-suite shower room. The family bathroom completes the first floor.



The property sits on a wrap-around plot with elevated views over open countryside. Access leads from Seaton Road and opens into an open driveway providing ample off-road parking and access to the detached double garage. Above the garage is a useful space which offers versatile uses. The garden has various patio areas enjoying the sunshine throughout the day with large areas mainly laid to lawn with various planted borders. The outside kitchen and bar create an entertaining space whilst outside. To fully appreciate this home, internal viewings should be carried out.



Room Measurements

Living Room 4.25m x 5.56m (13'11" x 18'2")

Sitting Room 3.63m x 3.67m (11'11" x 12'0")

Study 2.4m x 3.63m (7'11" x 11'11")

Kitchen 2.56m x 6.81m (8'5" x 22'4")

Utility Room 1.82m x 3.83m (6'0" x 12'7")

Dining Room 4.23m x 4.95m (13'11" x 16'2")

Garden Room 2.44m x 4.31m (8'0" x 14'1")

Sunroom 2.31m x 2.56m (7'7" x 8'5")

Bedroom One 4.37m x 5.68m (14'4" x 18'7")

Bedroom Two 4.38m x 5.12m (14'5" x 16'10")

Bedroom Three 3.44m x 3.63m (11'4" x 11'11")

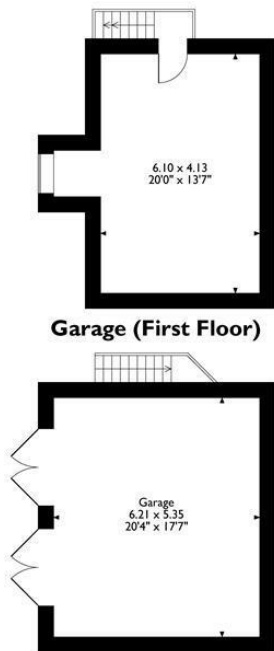
Bedroom Four 2.65m x 4.05m (8'8" x 13'4")

Double Garage 5.35m x 6.21m (17'7" x 20'5")

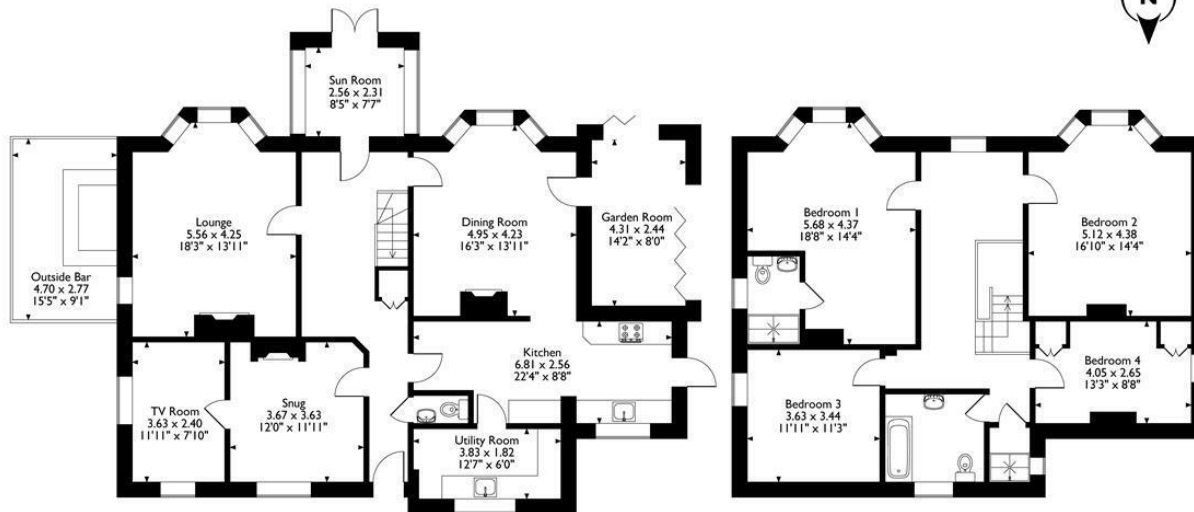
Garage (First Floor) 4.13m x 6.1m (13'6" x 20'0")







Garage (Ground Floor)



Ground Floor

First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.