



3 Chapel Walk, Uppingham, LE15 9NE

 **NEWTON FALLOWELL**



2 2 2

## Key Features

- Period Character Property
- Grade II Listed Congregational Church Conversion
- Two Double Bedrooms
- En-Suite Shower Room
- Original Stained Glass Windows
- Allocated Parking Space
- Easy Access To The Town Centre
- NO CHAIN
- EPC Rating C
- Freehold

£275,000





Located in the popular sought-after town of Uppingham stands this character property within a converted grade II listed Congregational Church. The property offers many character features including original stained-glass windows and ornamental pillars. Offering two double bedrooms and easy access to the town centre the property would make an ideal first-time purchase. The accommodation briefly comprises a kitchen & dining area, a mezzanine living room, two double bedrooms, an en-suite shower room, and a family bathroom. CALL TO VIEW!

Entering via the front door leads into the light and airy kitchen/ Dining room where stairs flow to the first floor and doors give access to the bathroom and bedroom two. The kitchen is fully fitted and boasts worktops with a square edge and tiled splash backs, an inset sink and drainer + mixer tap, an inset electric hob with matching extractor, an integrated oven, inset ceiling spotlights, breakfast bar, and a tiled floor. The dining area features ornate wood panelling and a built-in wooden pew seat. Bedroom two is located to the rear of the property and offers ornate wood panelling and a stained-glass window to the rear aspect. The family bathroom boasts a panel bath with mosaic-style tiling, free hanging wash hand basin, close coupled W.C. with a hidden cistern, and a tiled floor. Upstairs the property offers a stunning feature mezzanine lounge that looks out through a stained-glass window to the front aspect. Leading from the lounge is the main bedroom that boasts half wooden shutters that look out through an arch-shaped stain glass window and completing the upstairs accommodation is a useful en-suite shower room that offers a mosaic tiled shower cubicle, wash hand basin with mosaic style splashback, close coupled W.C with a hidden cistern and half & full flush and a tiled floor.



Externally the front of the converted church is block paved and offers an allocated off-road parking space. A path leads down to the front door of the property that boasts a transom-stained glass window.



Dining Room 3.51m x 3.36m (11'6" x 11'0")

Kitchen 3.17m x 1.87m (10'5" x 6'1")



Bathroom 3.2m x 1.62m (10'6" x 5'4")



Bedroom Two 4.46m x 2.94m (14'7" x 9'7")

Lounge 4.43m x 4.29m (14'6" x 14'1")



Ensuite 2.51m x 1.42m (8'2" x 4'8")

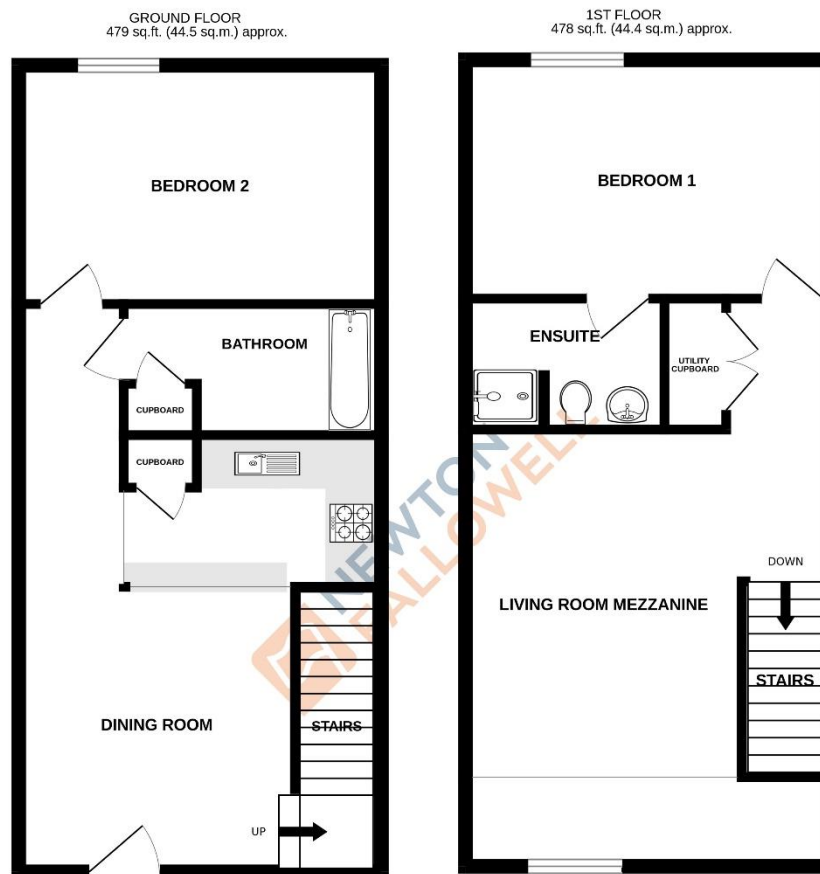
Bedroom One 4.42m x 2.93m (14'6" x 9'7")











CHAPEL WALK, UPPINGHAM, OAKHAM LE15 9NE  
TOTAL FLOOR AREA: 956 sq.ft. (88.8 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		92 A
81-91	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: C

#### 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.