



11 Queen Street, Uppingham, LE15 9QR

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Stunning Character Property In Central Uppingham
- Four Double Bedrooms & Family Bathroom
- Beautifully Presented Throughout
- Character Living Room & Separate Snug
- Downstairs Utility & Cloakroom
- Shared Access To Rear Of Property
- Private Garden In Tranquil Setting
- Excellent Location In Close Proximity To Local Amenities & Schools

Guide Price: £600,000 - £625,000





Positioned in the heart of Uppingham, this beautifully presented four-bedroom character residence offers a rare opportunity to acquire a high-specification home just moments from the town's historic centre, boutique shops, and excellent schools. Impeccably presented throughout, the property has been thoughtfully renovated to combine timeless period charm with sophisticated contemporary finishes, creating a truly impressive and inviting home.

The ground floor is accessed via a charming entrance hall, from which all main reception spaces flow. A snug room sits to the front of the property, ideal as a home office or reading room, while the spacious living room is enhanced by elegant design details and leads through to the showstopping open-plan kitchen and dining area. Fitted with high-end cabinetry and quality appliances, this space is ideal for modern family life and entertaining alike. A utility room and cloakroom provide practical touches, and access is available to a useful cellar—ideal for storage or conversion potential.

Upstairs, the property continues to impress with four stylishly appointed bedrooms. The master bedroom features a luxurious en-suite shower room, while the additional bedrooms are generously sized and tastefully finished. The fourth bedroom currently serves as a dressing room but offers flexibility depending on lifestyle needs. Likewise, the third bedroom is currently utilised as an art-studio but could be easily returned to a bedroom with minimal effort. A contemporary family bathroom completes the accommodation.

Externally, this property presents a real surprise! A rarity for the centre of Uppingham, this property benefits from a substantial rear garden, which has been professionally landscaped to create a tranquil and private outdoor space. A characterful patio area is perfect for al fresco dining, with a raised lawn and tasteful planting offering a peaceful





retreat. An outbuilding at the rear of the garden provides excellent additional storage or workshop space.

Offering the best of both charm and modern luxury in an enviable central Uppingham setting, this home is a must-see for buyers seeking refined living with every amenity on their doorstep.

Room Dimensions

Entrance Hall 4.27m x 2.67m (14'0" x 8'10")

Snug 3.12m x 3.07m (10'2" x 10'1")

Living Room 4.83m x 3.73m (15'10" x 12'2")

Dining Room 5.87m x 3.81m (19'4" x 12'6")

Kitchen 3.94m x 2.9m (12'11" x 9'6")

Cloakroom 2.41m x 1.68m (7'11" x 5'6")

Cellar 4.06m x 2.87m (13'4" x 9'5")

Bedroom One 3.4m x 3.28m (11'2" x 10'10")

Bedroom Two 4.75m x 3.73m (15'7" x 12'2")

Bedroom Three 3.96m x 2.92m (13'0" x 9'7")

Bedroom Four 3.81m x 2.11m (12'6" x 6'11")

Bathroom 2.72m x 2.26m (8'11" x 7'5")







QUEEN STREET, UPPINGHAM, LE15 9QR

TOTAL FLOOR AREA : 1572 sq.ft. (146.0 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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1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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 £62 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.