



**moores**  
ESTATE AGENTS.COM

An immaculately, well presented four bedroom detached home in the popular area of The Beeches close to Uppingham centre.



**F E A T U R E S**

- Detached family home in a sought after area
- Three reception rooms
- Spacious living room with bay window
- Four Double Bedrooms
- Master bedroom with ensuite & and built in wardrobes
- Enclosed private rear garden
- Ample off road parking with integral garage

The #1 Agent in the area bringing London & out of area buyers to your door.



Kitchen



Dining Room



Hallway



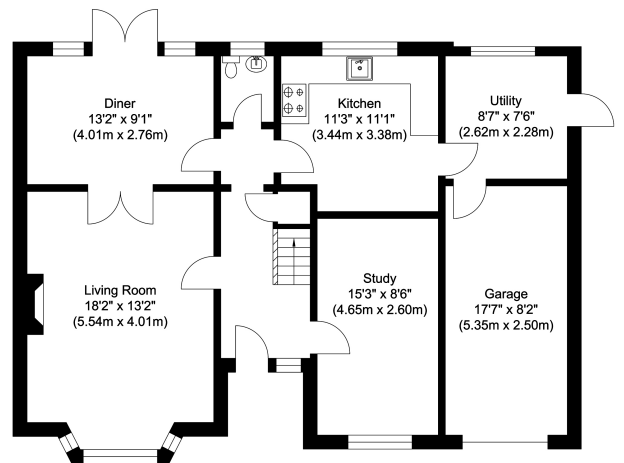
Livingroom



Utility

## GROUND FLOOR

Step inside to a welcoming entrance hall, on the left leading into the spacious living room with bay window, and an elegant fireplace serving as the room's focal point, double doors then open into the separate dining area. Across the hallway is the kitchen, complete with a quaint breakfast area, boasting views of the picturesque garden. A handy utility room ensures everyday tasks are kept out of sight, and a study to the front of the property offers a quiet retreat.



Ground Floor  
Approximate Floor Area  
978.00 sq. ft  
(90.86 sq. m)



Illustration for identification purposes only, measurements are approximate, not to scale.

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Bedroom 1



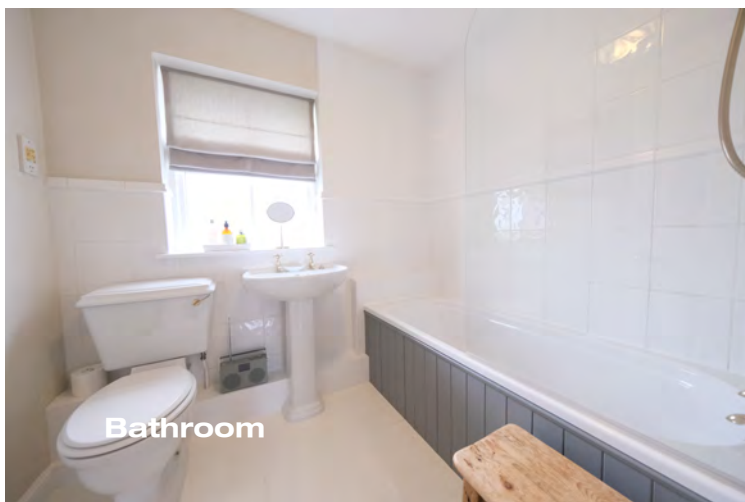
Bedroom 2



Bedroom 3



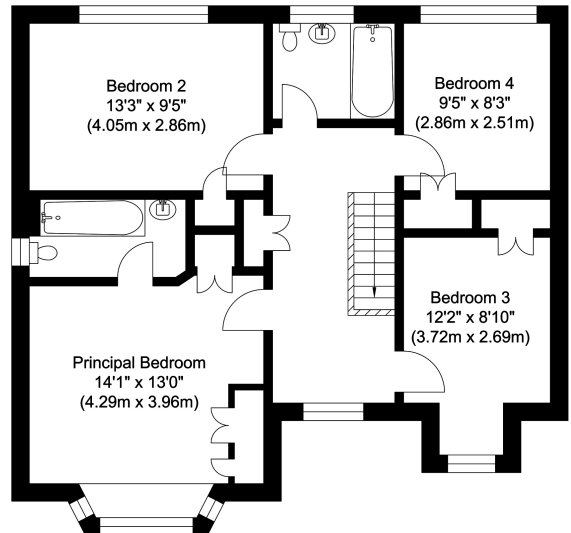
Bedroom 4



Bathroom

## FIRST FLOOR

Ascend to the first floor, where the principal bedroom suite is alight and bright airy room with its ensuite facilities and built in wardrobes. Two additional well-proportioned bedrooms share a family bathroom, ensuring space and privacy for all residents. A fourth bedroom completes this floor, offering flexibility for use as a guest room or additional study.



First Floor  
Approximate Floor Area  
711.92 sq. ft  
(66.14 sq. m)

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Garden



Garden



Garden

## EXTERNAL

A first glimpse of this home reveals a pleasant facade, enhanced by manicured hedges and a welcoming entrance.

The driveway, with ample parking space, leads to an integrated garage, hinting at the practicality that lies within.

The rear garden, a private haven, is thoughtfully landscaped with verdant lawns and mature shrubbery, an inviting patio area, all creating a serene backdrop for relaxation and entertainment.

Uppingham is a highly desirable and historic Market Town with a range of boutique shops and restaurants surrounding the quaint market square and adjoining high street. There are excellent Primary and Secondary schools in the area. The town is conveniently located close to the A47, giving access to Leicester and Peterborough. Mainline trains into London and the North can be reached from Peterborough, Leicester, Oakham and Kettering.

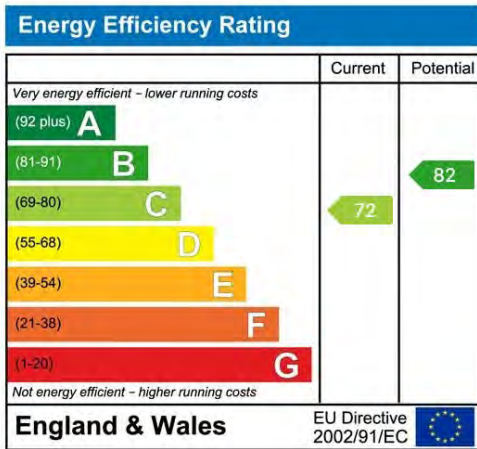
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**EPC RATING**



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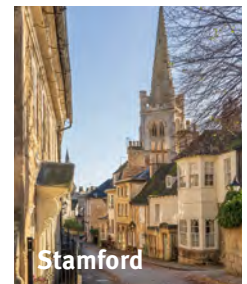
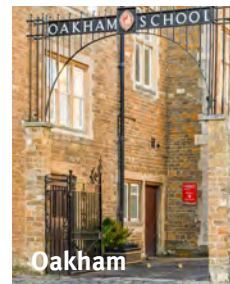
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