



## North Street East, Uppingham

Located right in the heart of Uppingham, this beautifully presented two-bedroom home spans three floors. With a thoughtfully converted cellar and a useful outbuilding offering additional storage and utility space, this property is brimming with character and convenience.



### FEATURES

- Terraced Home Located In Town Centre
- Two Bedrooms
- Converted Cellar
- Cosy Living Room
- Ideal Property For First Time Buyer
- Walking Distance To Amenities

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## ACCOMMODATION

Upon entering, you're welcomed into a cosy lounge featuring a striking exposed brick fireplace, and a charming stripped pine door, all adding to the home's warm and inviting feel. Beyond the lounge, the kitchen benefits from a desirable south-facing aspect. Stylishly designed with solid wood worktops, it offers an integrated oven with a gas hob and space for an under-counter fridge. A door at the rear leads to a private courtyard garden, where you'll find access to the outbuilding, currently used as a utility area with plumbing for a washing machine and extra storage. From the kitchen, stairs lead down to the converted cellar—a versatile space currently used as a cosy snug but ideal for a home office, hobby room, or additional storage.

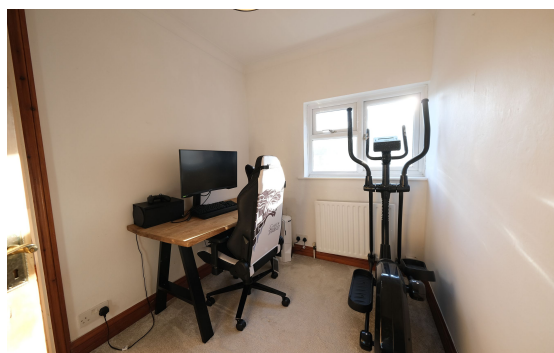
The first floor comprises two well-proportioned bedrooms. The master bedroom at the front is a spacious double with ample room for freestanding furniture. The second bedroom, while smaller, is still a comfortable size and is currently set up as a home office by the current owners, with a window overlooking the rear. Both bedrooms share the family bathroom, which is fitted with a bath and overhead shower, a pedestal basin, and a W/C.

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## EXTERNAL

The property benefits from off road parking and a single garage with access to the rear garden which is fully enclosed, mainly lawn with decking area and fenced borders.

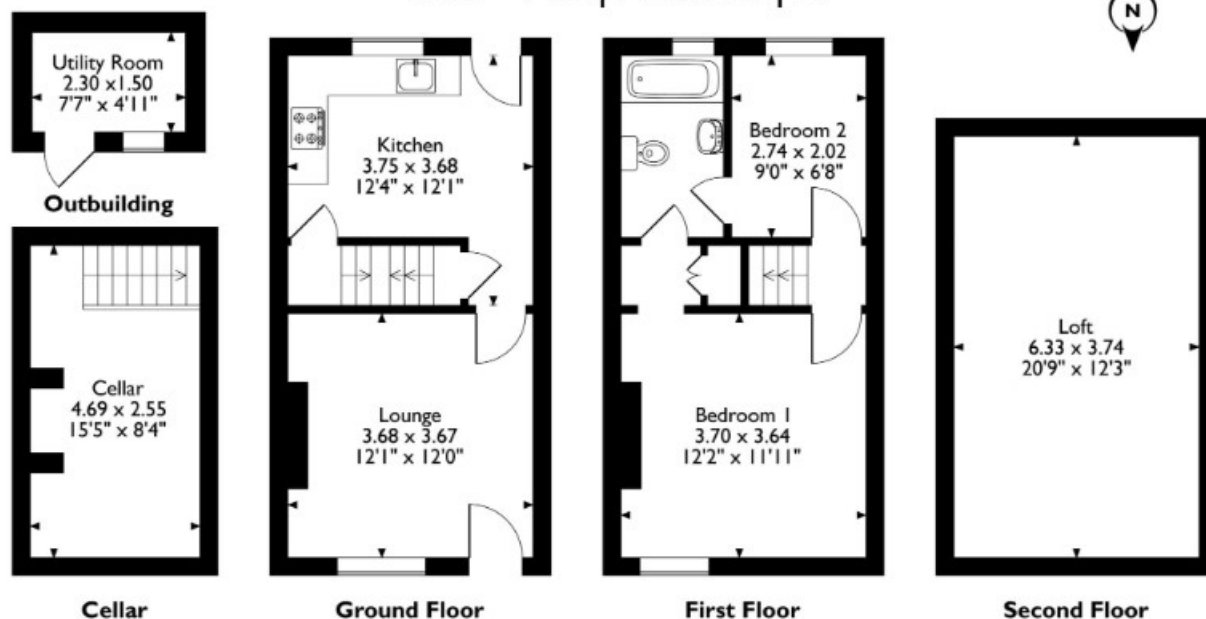
Stamford is a charming town with a fantastic choice of shopping, cafes, pubs and restaurants and leisure facilities, plus a rather range of amenities to include a theatre and cinema, sporting facilities with tennis, football, cricket clubs, gyms, golf courses and a swimming pool. The choice of schools is excellent, also close by are Oakham, Uppingham and Oundle. Stamford offers excellent transport links, with the mainline station offering services to London, via Peterborough.

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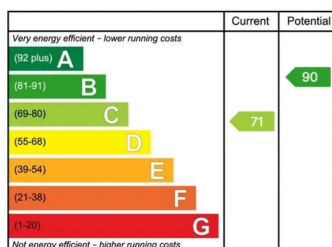
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North Street East, Uppingham, Oakham  
 Approximate Gross Internal Area  
 Main House = 91 Sq M/979 Sq Ft  
 Outbuilding = 3 Sq M/32 Sq Ft  
 Total = 94 Sq M/1011 Sq Ft



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.

## EPC RATING



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