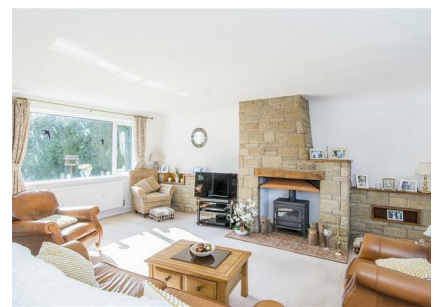


## 10 Uppingham Road, Caldecott, LE16 8RX



### Price Guide £500,000

Situated on Uppingham Road in the charming village of Caldecott, this individually designed bungalow offers a unique opportunity for those seeking a tranquil lifestyle with stunning open countryside views. Set on a generous plot, the property boasts private gardens to three sides, providing ample outdoor space for relaxation and enjoyment. Upon entering, you will discover a deceptively spacious interior that has been lovingly maintained with recent improvements and updating, ensuring a warm and inviting atmosphere. The bungalow features multiple well-appointed reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is complemented by three well-proportioned double bedrooms, each offering comfort and versatility for family living or guest accommodation. The property also includes a large and thoughtfully designed bathroom, catering to the needs of modern living, plus WC and sink vanity in the second bedroom. Its prime location ensures easy access to major road and rail links, making it convenient for commuting and exploring the surrounding areas. This bungalow is not just a home; it is a sanctuary that combines the beauty of countryside living with the practicality of modern amenities. Whether you are a growing family or looking to downsize, this property presents an exceptional opportunity to embrace a peaceful lifestyle in a picturesque setting. VIEWINGS AVAILABLE 7 DAYS A WEEK BY THE VENDORS.



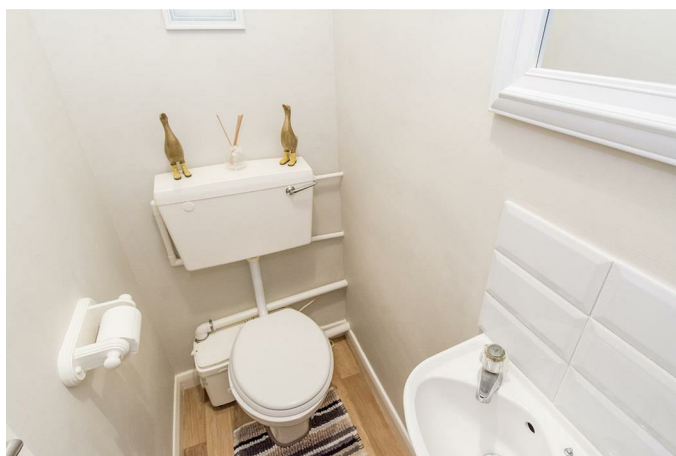
# ADAMS & JONES

## Entrance Hall



A light and airy area with solid oak doors to rooms. Opaque double glazed front door and picture window. Double doors to spacious cloak cupboard. Radiator.

## WC



Comprising: Low level WC and wash hand basin. Benefitting from vinyl flooring and a radiator.

## L - Shaped Lounge/Diner 26'8 x 19'10 (8.13m x 6.05m)



This spacious dual aspect room offers a sunlit sitting and dining area taking full advantage of the countryside views and manicured gardens.

## Lounge Area 19'9" x 16'3" (6.02m x 4.95m)



Double glazed dual aspect windows with views across to the 12th century village church. Feature stone constructed open fireplace incorporating propane gas fired cast iron stove. Television point. Two radiators. Opening through to:-

## Dining Area 10'3" x 8'11" (3.12m x 2.72m)



Feature exposed stone wall and serving hatch to the kitchen. Radiator. Sliding double glazed patio doors to the front conservatory.

## Conservatory 12'8" x 8'8" (3.86m x 2.64m)



Upvc double glazed conservatory taking full advantage of the privacy of the front garden and the South Westerly aspect. Tiled flooring and double glazed French doors.

## Kitchen/Breakfast Room 14'0 x 10'5 (4.27m x 3.18m)



Double glazed window with delightful open views over the rear garden and countryside beyond. Range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. There is a freestanding

*Service without compromise*

electric top cooker, space and plumbing for a washing machine and a further space for an undercounter fridge. The kitchen area has vinyl flooring, a radiator and a handy serving hatch providing a great connection from kitchen through to dining. Door out to:-

## Rear Porch/Boot Room 7'2 x 6'11 (2.18m x 2.11m)



Of UPVC double glazed construction with door out to the rear garden. Tiled flooring through making it a great space to take off muddy boots, hanging up coats or even taking in the rolling countryside beyond.

## Bedroom One 14'0 x 12'7 (4.27m x 3.84m)



The generously proportioned main bedroom is a calm and relaxing space with a large amount of fitted wardrobes and storage. There is a large UPVC double glazed windows to the front aspect, with a UPVC double glazed high level window to the side aspect, TV point and radiator.

## Bedroom Two 14'1 x 10'3 (4.29m x 3.12m)



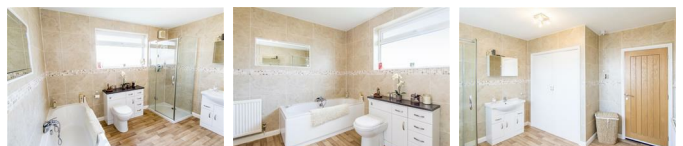
A second great sized double with ample space for generously sized furniture and storage having a large UPVC double glazed window overlooking the rear garden. There is also a handy sink with vanity for any family or guests staying over. Radiator.

## Bedroom Three 11'7 x 10'0 (3.53m x 3.05m)



This great sized third bedroom is a versatile space that is currently being used as a study and craft room but has the space for a pull out bed when there are more visiting family or guests. There is a large UPVC double glazed window providing lots of natural light with views through the conservatory out to the front garden beyond.

## Bathroom 11'1 x 10'5 (3.38m x 3.18m)



One of the standout features of this great home is the neutral re-fitted four piece bathroom with the added benefit of a double doored airing cupboard. The bathroom is completed with a UPVC double glazed window, feature wall tiling and wooden plank effect vinyl flooring. Radiator.



## Outside



The icing on the cake for this attractive bungalow is the incredible edge of village plot and delightful wrap around gardens which have been beautifully kept and lovingly maintained by the current owners.

## Frontage & Garage



The large frontage is accessed via iron gates and sweeping driveway providing ample off road parking for multiple vehicles. There is a well established hedge screening the property from the road and creating a peaceful front garden laid to lawn with mature bedding plants and stocked borders. The garage has an electric up and over door, with the extra bonus of double wooden doors to the rear allowing vehicular access from front to back. Two pedestrian gates allow access into the rear garden to both sides of the property.

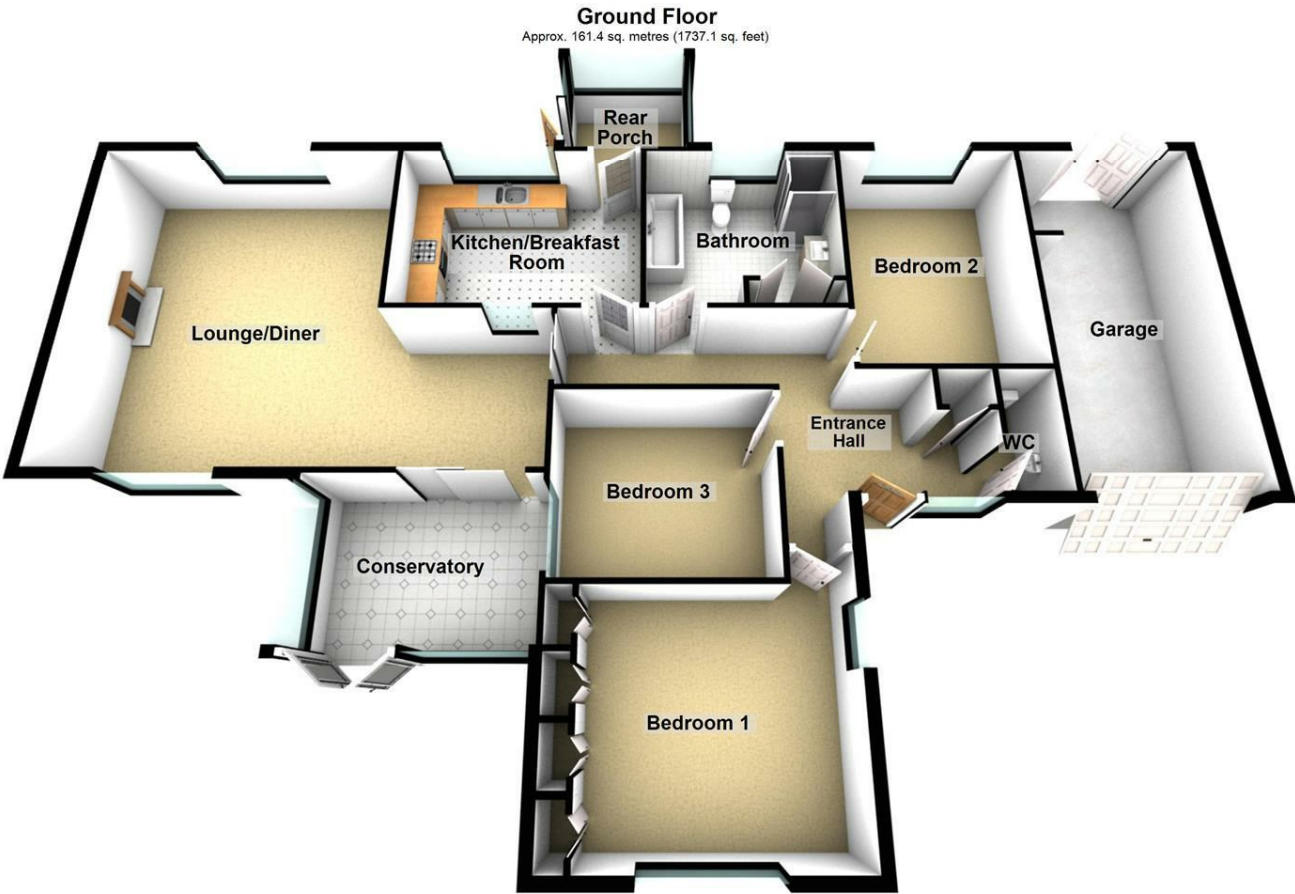
## Rear Garden



The extremely private and well established rear garden is fully enclosed with recently installed wooden panel fencing and is mainly laid to lawn with planted pockets of

bedding plants, shrubs and greenery. There is also a sunken paved patio to take in the open countryside views and a glass of wine or two! To complete the garden there is an extremely handy wooden shed which is great for garden tools and storage.

Floor Plan

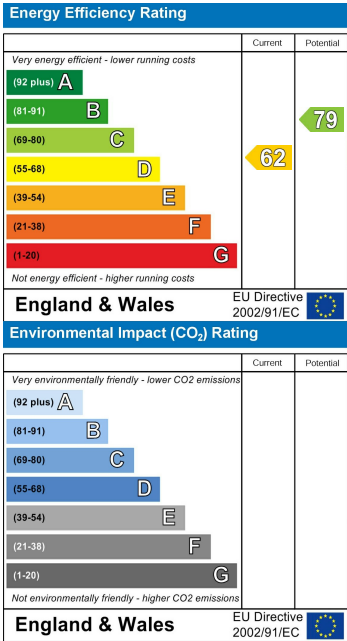


Total area: approx. 161.4 sq. metres (1737.1 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise