



Leicester Road, Uppingham Freehold £514,500

Hurfords



# Key Features



- Five Bedroom Character Home
- Beautifully Presented Throughout
- Retaining Character Features
- Courtyard Garden
- Off Road Parking

This five-bedroom late Victorian property in Uppingham town centre is brimming with character features. On the ground floor, an open-plan lounge and dining area retains original features such as an open fireplace, stripped pine floors, and picture rails. This room boasts a stunning bay window offering a window seat with shutters to the windows. To the left of the hall, there's a convenient downstairs WC, ideal for when entertaining. A single-story extension houses the kitchen, which includes a range of hand built base and wall units, space for a large cooker and fridge freezer and provides access to the rear courtyard garden.

The first floor accommodates four of the five bedrooms, all sharing a generous family bathroom with a bath and pedestal basin. In addition to the family bathroom there is a walk-in shower located at the end of the hallway.



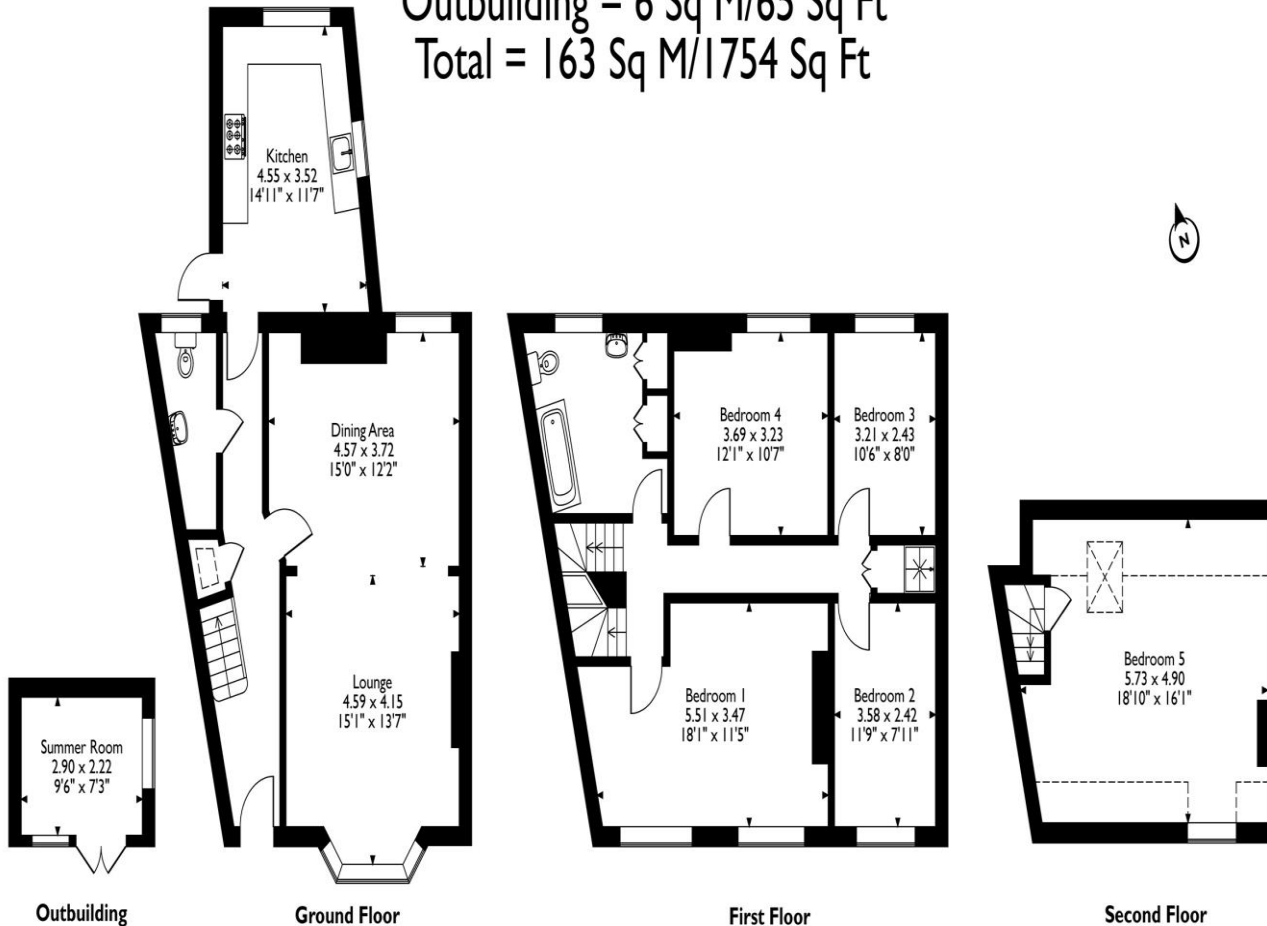
## 16 Leicester Road, Uppingham, Oakham

Approximate Gross Internal Area

Main House = 157 Sq M/1689 Sq Ft

Outbuilding = 6 Sq M/65 Sq Ft

Total = 163 Sq M/1754 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.

The second floor features the fifth bedroom, which benefits from a dormer window at the front and rear, flooding the room with light. This is currently being used as a second sitting room and office space and offers additional storage in the eaves areas.

The property also includes a rear courtyard garden, accessible via an archway to the right side of the house by vehicles. This courtyard garden is hard-paved, adorned with mature pots and plants, and features gates for off-road parking complete with an electric car charger. It's an ideal spot for relaxing in the evening.

This charming home is within walking distance of Uppingham town centre, known for its bustling High Street and a fabulous market every Friday.


To view this property call Hurfords on: 01572 821777



# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

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