



SOUTHWELL WAY  
UPPINGHAM, RUTLAND

JAMES  
SELICKS



## “... THREE-BEDROOM DETACHED HOME ...”

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**A well-presented, three-bedroom detached home with a private rear garden, off-road parking and garaging, all within walking distance of Uppingham town centre.**

Dining Kitchen • One Reception Room • Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Single Garage • Private Rear Garden • Walking Distance to Town Centre • EPC - B •

### Accommodation

Enter the property through an entrance hall, which includes convenient storage and provides access to the ground floor accommodation. At the rear of the property, you'll find a spacious dining kitchen featuring a modern fitted kitchen with a range of integrated appliances. French doors open directly onto the patio and rear garden, creating a bright and airy feel. The front-facing reception room is a well-proportioned space, enhanced by a large bay window that floods the room with natural light. Completing the ground floor is a useful downstairs cloakroom.

Upstairs, the first floor offers three bedrooms and two bath/shower rooms. The principal bedroom benefits from built-in wardrobes and a stylish ensuite shower room. The two additional bedrooms are served by a contemporary family bathroom, which includes a bath, wash hand basin, low flush WC, and a heated towel rail.

### Outside

The property has a small front garden enclosed by hedging, with a pathway leading to the front door. To the left, a tarmac driveway provides parking for two vehicles and access to a single garage with an up-and-over door. A hand gate from the driveway leads into the rear garden, which is mainly laid to lawn and features a patio area positioned directly off the dining kitchen.



## Location

Uppingham is a picturesque market town in Rutland, known for its rich history, vibrant arts scene, and strong community spirit. Often called "Stamford in miniature," it features honey-hued stone buildings, cobbled streets, and a welcoming atmosphere. The town offers an eclectic mix of boutique shops and restaurants around the Market Square and High Street. Excellent primary and secondary schools serve the area. Conveniently located near the A47, Uppingham provides easy access to Leicester, Peterborough, Corby, and Kettering—all with mainline train services to London in under an hour.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band D

## Tenure

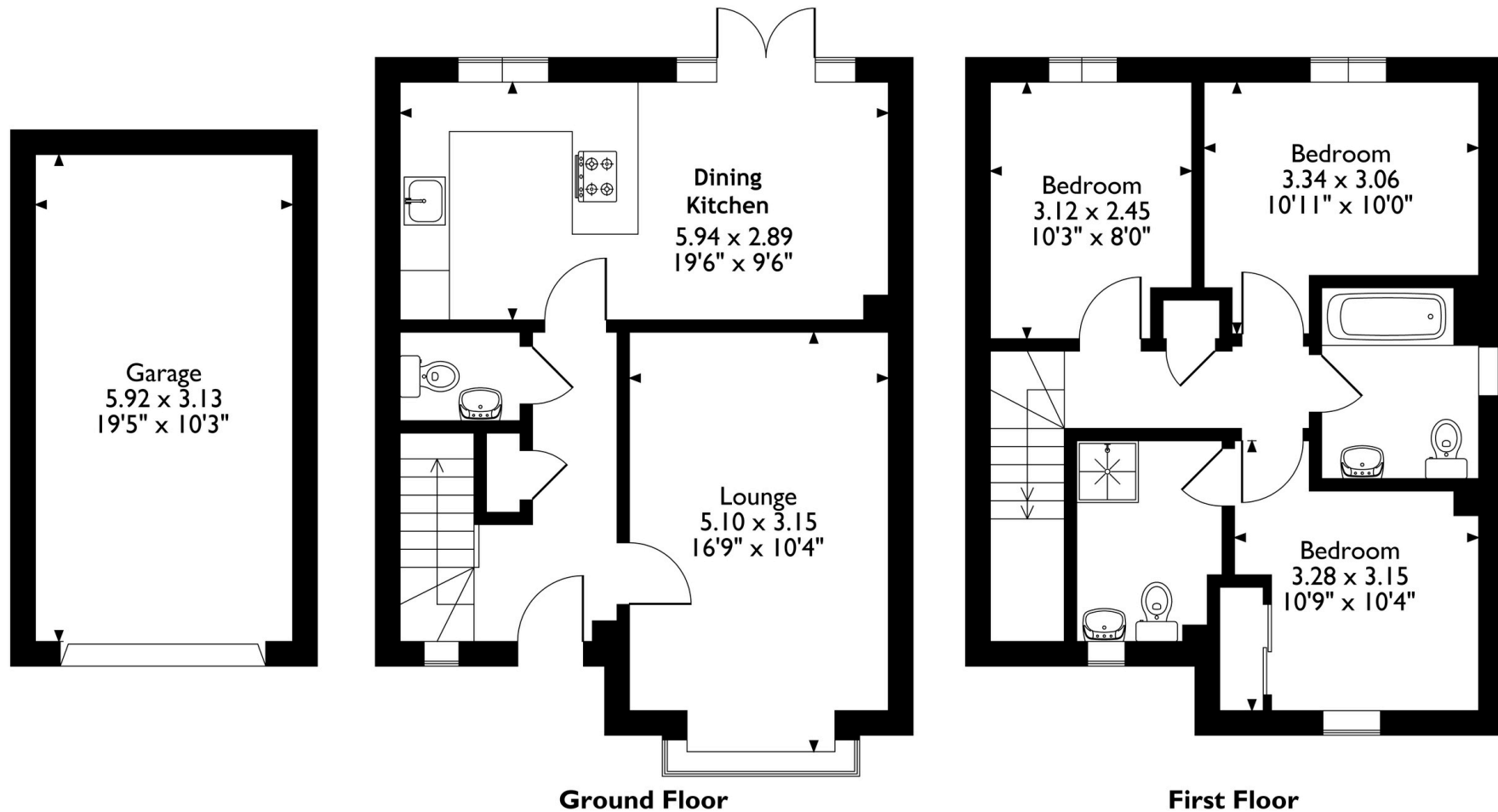
Freehold



28 Southwell Way, Uppingham, Oakham, Rutland LE15 9EZ

House Total Approx. Gross Internal Floor Area incl. Garage = 1142 ft<sup>2</sup> / 106 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.



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.



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**Measurements and Other Information**

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