



Hurfords

High Street East, Uppingham, Oakham Freehold Offers Over: £325,000

Key Features



- Chain free
- Character 2 bedroom property
- Open fire
- Cellar
- Utility

An attractive period façade of traditional red brick, showcasing elegant multi-pane sash windows and a distinctive arched entrance, creates an appealing blend of classic character and timeless kerb appeal.

Situated towards the end of High Street East, this appealing two-bedroom home enjoys a wonderfully convenient position within the heart of sought-after Uppingham. With the town's wealth of independent shops, cafés, restaurants and everyday amenities close at hand, the property offers an enviable combination of period charm and easy town-centre living.

The property is immaculately presented throughout, with the accommodation thoughtfully maintained and beautifully in keeping with the period and architectural style of the home. Its character features and proportions combine effortlessly with the practical requirements of modern living.



Ground Floor -

On entering, a small entrance hall provides a welcoming introduction to the home, with doors leading through to the principal living accommodation.

To the left is the sitting room, a warm and characterful space centred around an open fireplace, providing an inviting setting in which to relax and unwind.

Opposite, the kitchen and dining room is particularly well proportioned, offering excellent space for both everyday living and entertaining. There is ample room for a dining table, making this a natural hub of the home for cooking, gathering and entertaining with family and friends.

A door leads directly from the kitchen to the private courtyard garden, creating a lovely connection between the house and outside space. Enclosed and pleasantly private, the courtyard provides an ideal spot for morning coffee, breakfast in the sunshine or an evening drink during the warmer months.

Returning through the kitchen, a further reception area to the rear forms a useful snug, offering a more relaxed secondary sitting space away from the principal living room. With direct access to the courtyard, this also provides a particularly practical route for bringing in and storing household bin.



High St, East Uppingham LE15 9PY
Approximate Gross Internal Area
Total = 1048 SQ FT / 98 SQ M



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

Off the snug is a separate utility area, providing valuable additional practical space for laundry and household essentials.

Also accessed from this part of the property is the cellar, currently used for storage but offering considerable potential for future enhancement. Subject to the necessary works, permissions and consents, this could lend itself to a variety of uses, from a dedicated wine cellar or hobby space to further useful storage, adding another layer of flexibility to the property.

First Floor -

Upstairs, the accommodation continues with two well-proportioned double bedrooms, both offering comfortable and versatile living space.

The principal bedroom provides a comfortable and peaceful retreat, with ample room for bedroom furniture and the proportions expected of a period home.

The second double bedroom enjoys a particularly attractive dual aspect, allowing an abundance of natural light into the room. Currently arranged as a study, this demonstrates the flexibility of the accommodation and makes it an ideal space for those working from home, while equally lending itself to use as a generous second bedroom.

A family bathroom completes the first floor.

Selling your property?

Contact us to arrange a FREE home valuation.

☎ 01572 821777

📍 21 High Street East, Uppingham, Leicestershire, LE15 9PY

✉ uppingham@hurfords.co.uk

🖱 www.hurfords.co.uk



📱 SCAN ME



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