



18 Newtown Road, Uppingham

In Excess of £375,000

 **NEWTON FALLOWELL**

18 Newtown Road

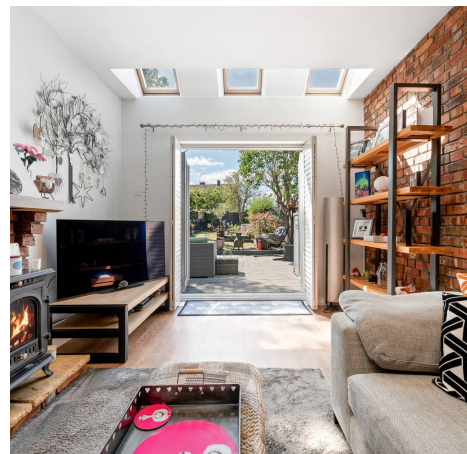
Uppingham, Oakham

This beautifully presented three bedroom family home offers an exceptional opportunity for families or professionals seeking a modern and versatile home in the heart of Uppingham. The property is thoughtfully designed, featuring an open-plan ground floor living area that creates a welcoming environment ideal for entertaining guests or enjoying relaxed family time. The contemporary kitchen seamlessly connects with the spacious lounge and dining area, providing a sociable setting that caters to both every-day living and special occasions. The downstairs accommodation also benefits from a generously sized utility room providing excellent additional storage and laundry space, while a convenient ground floor WC enhances the practicality of the home.

Upstairs, the impressive master suite is a standout feature, boasting a private en-suite shower room and ample space for a king-size bed alongside additional furniture. Two further bedrooms are generously proportioned, making them perfect for children, guests, or as versatile spaces suitable for home working or hobbies. A second modern shower room ensures comfort and convenience for all residents.

Throughout the home, high quality finishes and thoughtful touches enhance the sense of light and space, while practical storage solutions add to every-day ease. The property's layout is ideal for modern family life, with flexible rooms that adapt to changing needs, whether for remote working, study, or relaxation.

Located within walking distance of Uppingham's vibrant town centre, the home benefits from proximity to a range of local amenities including shops, cafes, and restaurants, as well as highly regarded schools, making it a practical choice for families.





Kitchen / Dining Room

21' 6" x 11' 0" (6.55m x 3.36m)

Family Room

15' 5" x 9' 11" (4.70m x 3.03m)

Utility Room

10' 4" x 6' 9" (3.14m x 2.06m)

Living Room

11' 7" x 10' 8" (3.52m x 3.25m)

Bedroom One

16' 10" x 9' 10" (5.12m x 3.00m)

Bedroom Two

17' 3" x 10' 0" (5.26m x 3.04m)

Bedroom Three

10' 6" x 7' 10" (3.21m x 2.40m)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

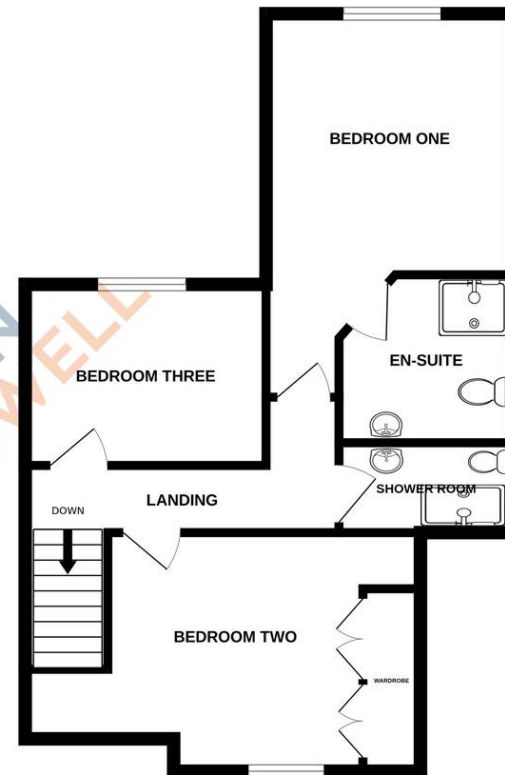
EPC Environmental Impact Rating: C



GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



NEWTOWN ROAD, UPPINGHAM, OAKHAM, LE15 9TS

TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Oakham

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