



16 Leicester Road, Uppingham

In Excess of £475,000

 **NEWTON FALLOWELL**

16 Leicester Road

Uppingham, Oakham

This exceptional five-bedroom Victorian townhouse, located in the very heart of Uppingham, offers an outstanding opportunity for families seeking a spacious and beautifully presented period home with immediate access to the vibrant town centre.

Arranged over three floors, the property combines classic architectural features with contemporary comfort, showcasing exquisite attention to detail throughout. The welcoming entrance hall leads to a stunning open-plan living and dining room, where a solid oak floor and elegant period fireplaces create a warm and inviting atmosphere, ideal for both everyday living and entertaining. The thoughtfully designed kitchen provides a practical and stylish space for culinary pursuits.

Each of the five bedrooms is generously proportioned, offering flexibility for family life, guest accommodation or a home office, while the principal bedroom benefits from ample natural light and a sense of tranquillity. The bathroom is finished to a high standard, featuring modern fixtures and tasteful tiling that complements the property's period character. Original sash windows, decorative cornicing and high ceilings are found throughout the house, adding to its charm and authenticity.

The property also benefits from off-street parking, a rare advantage in such a central location. With its immaculate presentation and blend of period elegance and modern convenience, this home is particularly well-suited to families wishing to be within easy reach of Uppingham School and the town's renowned amenities, including independent shops, cafes and cultural attractions. This is a rare opportunity to acquire a distinguished Victorian residence that offers both style and substance in one of Rutland's most sought-after market towns.





Living Room

15' 1" x 13' 7" (4.59m x 4.15m)

Dining Room

15' 0" x 12' 2" (4.57m x 3.72m)

Kitchen

14' 11" x 11' 7" (4.55m x 3.52m)

Bedroom One

18' 1" x 11' 5" (5.51m x 3.47m)

Bedroom Two

11' 9" x 7' 11" (3.58m x 2.42m)

Bedroom Three

10' 6" x 8' 0" (3.21m x 2.43m)

Bedroom Four

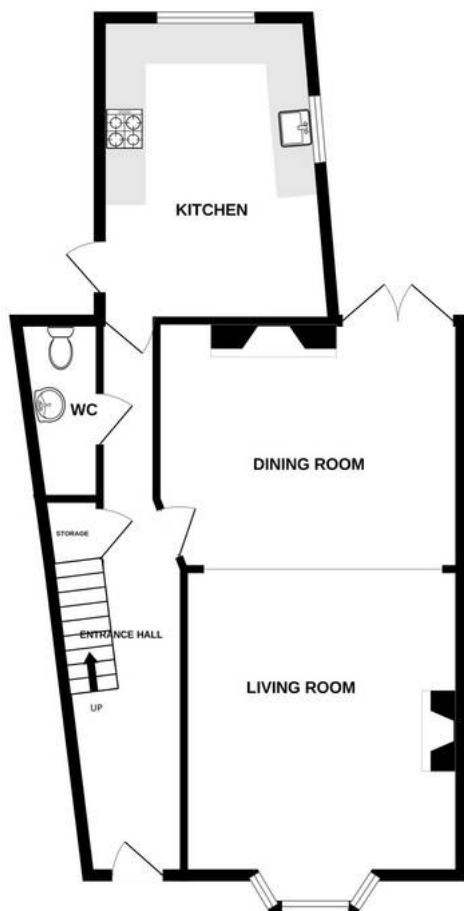
12' 1" x 10' 7" (3.69m x 3.23m)

Bedroom Five

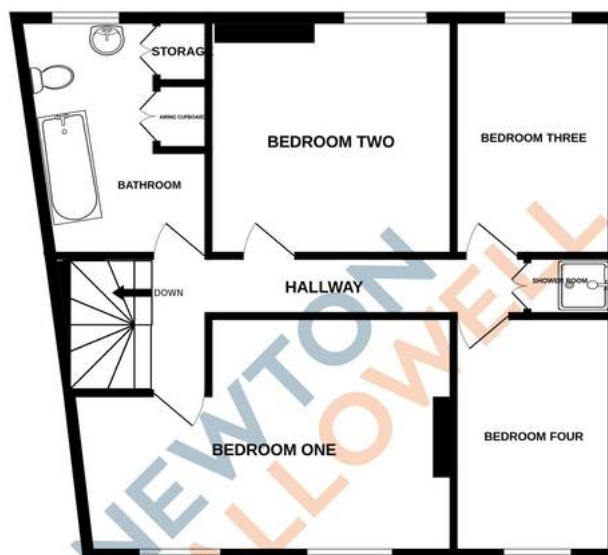
18' 10" x 16' 1" (5.73m x 4.90m)



GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



LEICESTER ROAD UPPINGHAM, OAKHAM, LE15 9SD

TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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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