



EXTON HOUSE
PLOT 7, UPPINGHAM PLACE

JAMES
SELICKS



Virtually Staged

“... INDIVIDUALLY-DESIGNED, FIVE-BEDROOM HOME ...”

An individually-designed, five-bedroom home with a private driveway, double garage, and a south-facing garden within easy walking distance of Uppingham town centre.

Dining Kitchen • Living Room • Study • Utility Room, Downstairs Cloakroom
• Four Double Bedrooms, One Single Bedroom • Family Bathroom, Three Ensuites • Private Driveway, Double Garage • South-Facing Garden • Walking Distance to Town Centre • Exclusive Development •

Accommodation

Enter the property into an entrance hall with access to the downstairs cloakroom and stairs rising to the first floor. To the left of the hallway is the living room with a lovely bay window to the front and to the right is a study. To the rear of the property is the spacious dining kitchen with bi-folding doors opening out to the patio and garden. The kitchen area itself has a comprehensive range of modern fitted units with a central island and breakfast bar. There are all integrated appliances with the addition of a Quooker tap and a wine fridge. The kitchen provides access into a utility room with space and plumbing for white goods and a door out to the side.

The bedroom and bathroom accommodation are arranged over two floors, the first floor comprising three double bedrooms and a single served by two shower ensuites and a family bathroom. The second floor in its entirety is a bedroom suite with built-in wardrobes and an ensuite shower room.

Outside

The property provides ample frontage with a large, planted border and off-road parking on a block-paved driveway that also gives access to the double garage with electric doors. There is pedestrian access to the left-hand side of the property leading to the rear garden. The south-facing rear garden is predominantly laid to lawn with planted borders, a patio sitting directly off the property and is fenced or walled on all sides.



Location

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street. There are several excellent primary and secondary schools in the area. Situated close to the A47, Uppingham is well located for access to Peterborough and Leicester. A regular mainline train service to London runs from nearby Corby with Peterborough and Market Harborough also providing easy access to both London and the north.

Services

The property is offered to the market with mains electricity and drainage, and an air source heat pump.

Maintenance & Service Charges

There will be a management company for common areas (details available upon request).

Tenure

Freehold



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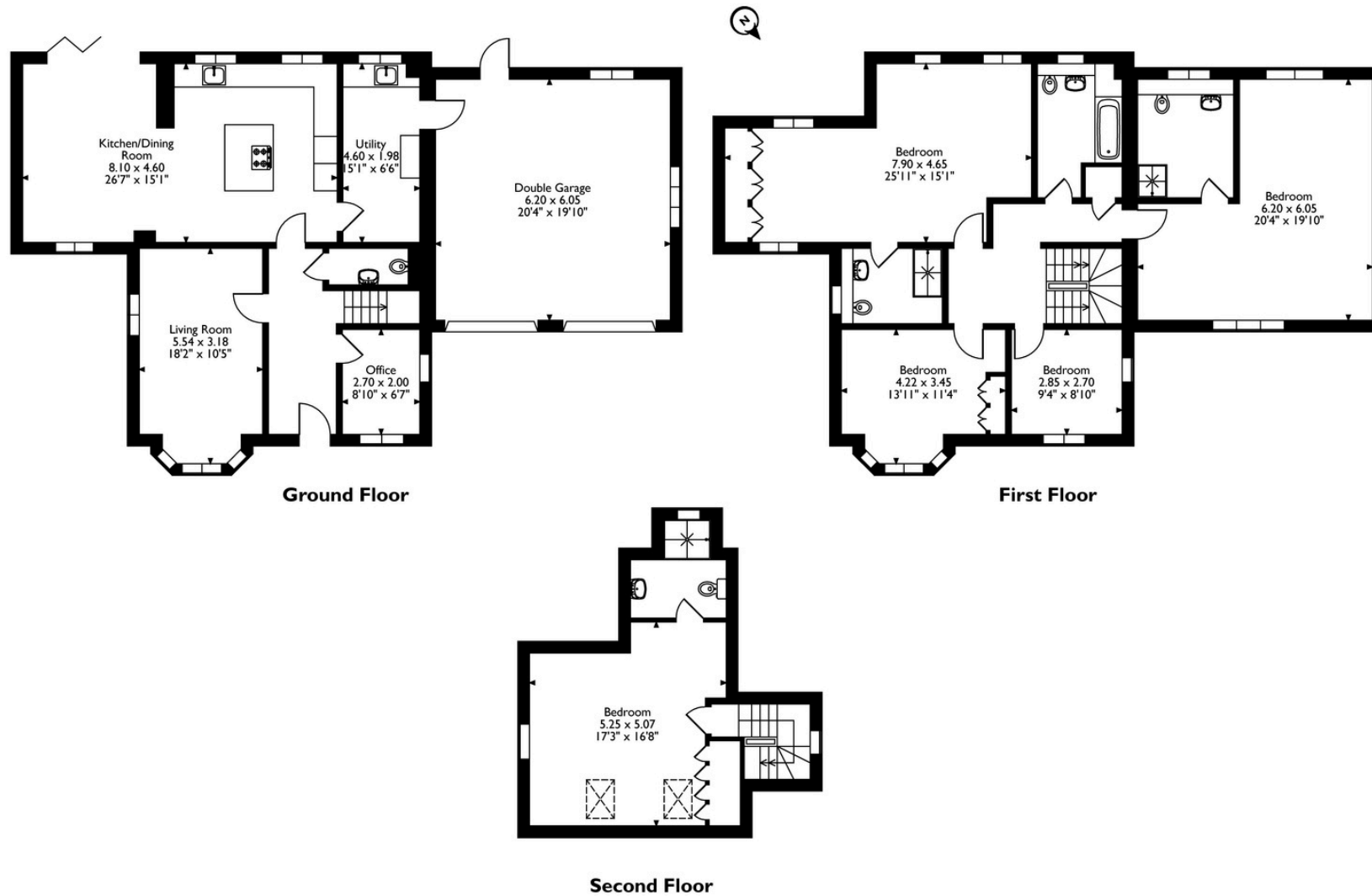
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Exton House, Plot 7 Uppingham Place, Leicester Road, Uppingham, Rutland LE15 9SD

House Total Approx. Gross Internal Floor Area incl. Garage = 2791 ft² / 276 m²

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.



**JAMES
SELLICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



www.james sellicks.com



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.