



Southwell Way, Uppingham, Oakham

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

Situated on a particularly private position within this popular Uppingham development, this beautifully presented detached family home offers spacious, contemporary accommodation extending to approximately 1,529 sq ft, complemented by a private landscaped rear garden, driveway parking and a detached garage. Offered with NO CHAIN

- Immaculately presented modern detached family home
- Spacious lounge with French doors to the garden
- Separate study/home office
- private driveway providing off-road parking for two vehicles, leading to a detached garage
- Approximately 1,529 sq ft of accommodation
- Stunning open-plan kitchen/dining room with central island
- Four Bedrooms
- Offered with NO CHAIN





Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

Situated on a popular modern development, this beautifully presented detached family home offers spacious, contemporary accommodation extending to over 1,500 sq ft of internal living accommodation, plus a detached garage, private driveway providing off-road parking for two vehicles, and a particularly private landscaped rear garden

Finished to an exceptional standard throughout, the property has been thoughtfully enhanced by the current owners and offers a stylish blend of modern design and practical family living. The heart of the home is the impressive open-plan kitchen and dining space, featuring sleek high-gloss units, quality integrated appliances, a central island with breakfast seating and two roof lanterns that flood the room with natural light. Bi-fold style doors and additional glazed doors provide a seamless connection to the private rear garden, making it an ideal space for both everyday living and entertaining.

The welcoming entrance hall gives access to a generous dual-aspect sitting room with French doors opening onto the garden, a versatile study ideal for home working, a cloakroom/WC, useful under-stairs storage and separate laundry and appliance storage cupboard.

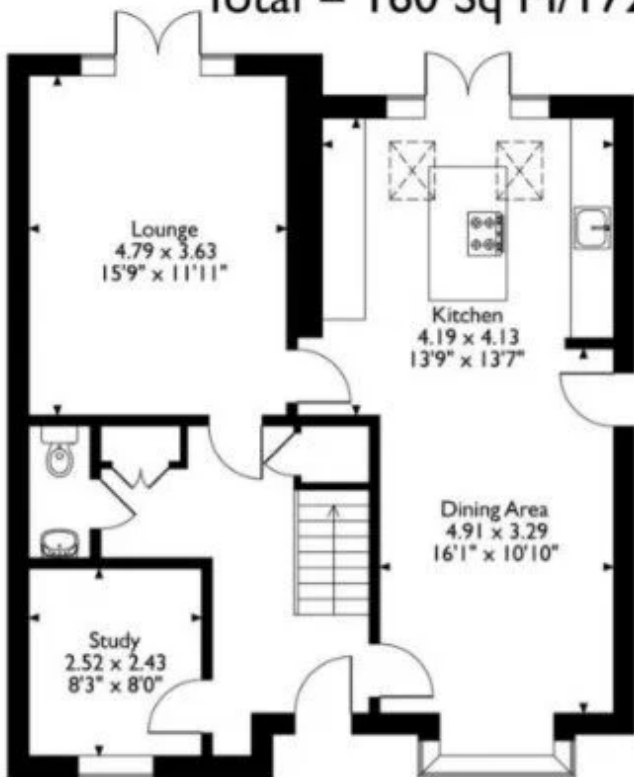
To the first floor are four well-proportioned double bedrooms. The principal bedroom benefits from fitted mirrored wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the property enjoys an attractive frontage with private driveway parking leading to a detached garage. To the rear a very private garden which has been beautifully maintained, offering a generous lawn, mature planting, established borders and a paved patio—creating a private and peaceful outdoor retreat.

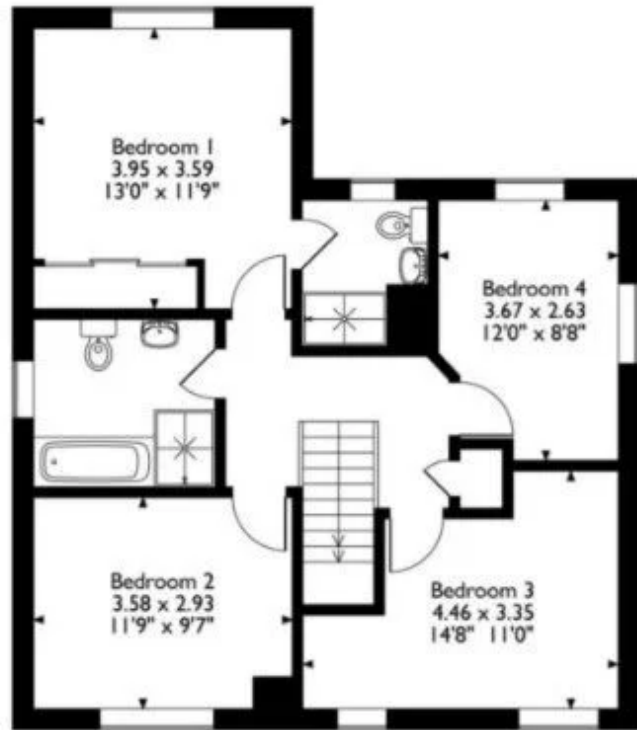
Uppingham is a highly desirable and historic Market Town with a range of boutique shops and restaurants surrounding the quaint market square and adjoining high street. There are excellent Primary and Secondary schools in the area. The town is conveniently located close to the A47, giving access to Leicester and Peterborough. Mainline trains into London and the North can be reached from Peterborough, Leicester, Oakham and Kettering.

Viewing is highly recommended to fully appreciate the presentation, spacious accommodation and particularly private garden setting

Approximate Gross Internal Area
 Main House = 142 Sq M/1529 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 160 Sq M/1723 Sq Ft



Ground Floor



First Floor

Location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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