

Hurfords

North Street West, Uppingham Freehold £290,000

Key Features

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- Character property
- Central location
- Two generous size bedrooms
- Beautifully presented
- Out building in garden

Perfectly placed on North Street West, this delightful period property enjoys an exceptional position within the historic market town of Uppingham. With its wealth of independent shops, charming cafés, popular restaurants and everyday amenities all quite literally on the doorstep, the location offers the very best of town-centre living, whilst retaining a wonderful sense of character and community.

On approach, a quaint front gate opens into the property's charming front garden, with a pathway leading to the entrance door. Step inside and you are immediately welcomed into a beautifully presented lounge, where a feature fireplace creates an attractive focal point and a warm, inviting atmosphere.







The lounge flows through into a wonderful dining room, providing an excellent second reception space. Full of original character and sympathetically decorated to complement the period of the property, this is a particularly appealing room, equally suited to entertaining friends and family or enjoying a more relaxed setting.

Beyond the dining room is the kitchen, conveniently positioned with access out to the courtyard garden. A useful brick-built outbuilding, currently utilised as a workshop, provides valuable additional storage or hobby space.

The first floor continues to impress, offering a generous double bedroom alongside a beautifully presented family bathroom. Both spaces have been thoughtfully maintained, with finishes and character that sit perfectly within the age and style of the home.

Rising to the second floor, you will find the impressive principal bedroom. Enjoying a lovely dual aspect, this elevated room provides a wonderful sense of privacy and tranquillity, creating the perfect retreat at the top of the house.

The Location - Uppingham and Beyond

One of the property's greatest attractions is undoubtedly its superb central position. Uppingham is one of Rutland's most sought-after market towns, renowned for its historic charm, independent retailers, welcoming cafés, traditional pubs and excellent choice of restaurants.





North Street, Uppingham LE15 9SG
Approximate Gross Internal Area
Total (Including Outbuilding) = 884 SQ FT / 82 SQ M



Outbuilding	Ground Floor	First Floor	Second Floor
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
34 sq. ft	322 sq. ft	264 sq. ft	264 sq. ft
(3.24 sq. m)	(30.00 sq. m)	(24.60 sq. m)	(24.60 sq. m)

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

The town offers a wonderful selection of everyday amenities, including independent boutiques, food shops, supermarkets, coffee shops and places to eat, alongside well-regarded educational facilities. The highly regarded Uppingham School adds to the town's established reputation, with local primary and secondary schooling also available.

For those who enjoy the outdoors, the beautiful Rutland countryside is close at hand, with Rutland Water providing an exceptional setting for walking, cycling, sailing, birdwatching and a variety of leisure pursuits.

The nearby market town of Oakham offers further shopping, dining and leisure facilities, together with convenient rail connections. The property's position also provides access to the wider road network, making it an appealing base for those commuting or travelling further afield.

A wonderful home

Whether you are a first-time buyer looking to take your first step onto the property ladder, a downsizer seeking a characterful home in a wonderfully convenient setting, or an investor considering the appeal of a holiday let or Airbnb-style opportunity, this property offers an exciting proposition.

Combining period charm, beautifully presented accommodation and an outstanding central location, this is a home with genuine appeal and a lifestyle to match.

Selling your property?

Contact us to arrange a FREE home valuation.

01572 821777

21 High Street East, Uppingham, Rutland, LE15 9PY

uppingham@hurfords.co.uk

www.hurfords.co.uk

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The Property Ombudsman