



ADDERLEY STREET
UPPINGHAM, RUTLAND

JAMES
SELICKS

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A CHARMING TOWN HOUSE SET OVER THREE FLOORS OFFERING SPACIOUS AND WELL-PRESENTED ACCOMMODATION, A GARDEN AND OUTBUILDINGS, NESTLED INTO THE HEART OF UPPINGHAM TOWN CENTRE.



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10 Adderley Street

Uppingham, Rutland LE15 9PP

- Dining Kitchen • Living Room • Three Bedrooms • Shower Room • En-suite • Private Rear Garden • Outbuildings • Town Centre Location • On-Street Parking • EPC - D •

ACCOMMODATION

Enter the property through a part glazed door and into a tiled hallway with stairs to first floor and doors to the ground floor accommodation. The cosy and comfortable living room sits to the left of the hall way with stripped wooden floors and an open fireplace creating an inviting and peaceful room in which to relax.

To the rear of the house is the light and airy dining kitchen. The kitchen area offers a wide range of painted floor standing and wall mounted cupboards and drawers under wooden work surfaces, a Belfast sink inset with a mixer tap over plus an integrated electric oven, hob and extractor fan. There is also a large walk-in cupboard/pantry - a must for every country kitchen. The room then flows into the dining area, a great entertaining space with bifold doors offering sight of the garden beyond.

To the first-floor bedroom one is a generous size with beamed ceilings and two windows to the front allowing the light to flood in. Bespoke fitted wardrobes offer ample storage space. Bedroom two sits to the rear with windows overlooking the garden and the roof tops of Uppingham. This room comes with a fully tiled ensuite offering shower cubicle, pedestal wash hand basin and low flush corner WC.

The family bathroom completes the first-floor accommodation. This is another fully tiled room with shower cubicle and rain head shower, wash

hand basin set into a vanity unit and a low flush WC.

A further flight of stairs takes you up to bedroom three. This wonderful attic bedroom has two Velux windows to the rear of the property and offers ample fitted storage.

OUTSIDE

The rear garden is mainly laid to lawn with shrubs planted to one side and being West-facing benefits from the afternoon and evening sun. There is fencing on all sides providing a good degree of privacy and security and a gravel path leading down to the pretty outbuildings of which the first two are owned by number ten.

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.

DIRECTIONAL NOTE

From Oakham take the A6003 Uppingham Road. Continue on this road through Preston and on to the roundabout at Uppingham. Take the second exit into Uppingham, continue on going straight over at the traffic lights and taking a left onto High Street East. Adderley Street is the last right-hand turn and you will find number 10 on your right-hand side.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band C.

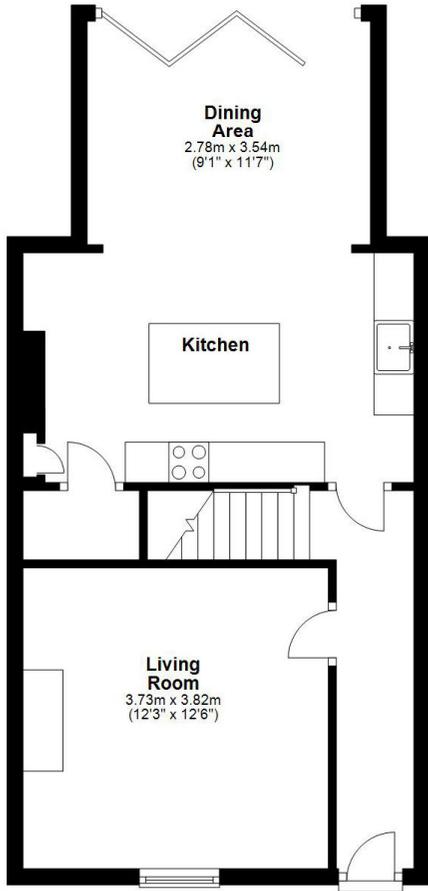




10 Adderley Street, Uppingham, Oakham, Rutland LE15 9PP
House Total Approx. Gross Internal Floor Area = 1235.9 ft² / 114.8 m²
Measurements are approximate, not to scale, illustrative purposes only.

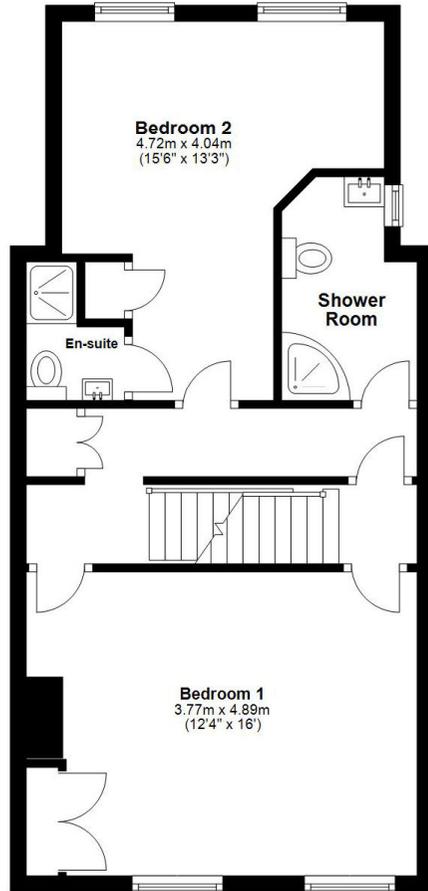
Ground Floor

Main area: approx. 47.6 sq. metres (512.0 sq. feet)
Plus outbuildings, approx. 19.7 sq. metres (212.0 sq. feet)



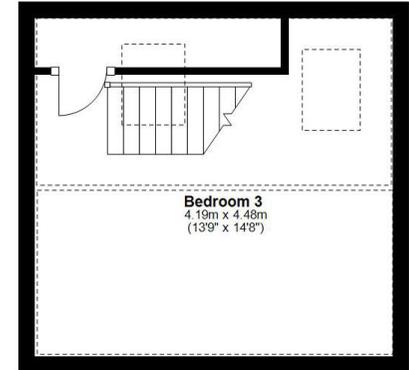
First Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Second Floor

Approx. 18.8 sq. metres (202.1 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	56 D	
21-38	F		
1-20	G		

Important Notice

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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.

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