

AN IMMACULATELY-PRESENTED, FOUR-BEDROOM DETACHED HOME WITH A SOUTH-WEST FACING GARDEN, DETACHED DOUBLE GARAGE AND PARKING, ALL WITHIN EASY WALKING DISTANCE OF UPPINGHAM TOWN CENTRE.



1 Orchard Close

Uppingham, Oakham Rutland LE15 9PF

Dining Kitchen • Living Room • Study /

Playroom • Downstairs WC • Four

Bedrooms • Family Bathroom & One En-

suite • Fully Renovated Throughout •

Detached Double Garage & Private Driveway

South-West Facing Garden
Walking

Distance To Town Centre •

ACCOMMODATION

Enter the property into a light and spacious entrance hall with stairs rising to first floor and doors to the ground floor accommodation. To the rear of the property is the large open plan kitchen dining room. There is a comprehensive range of contemporary wall-mounted and floor-standing units, a range of built-in appliances, space and plumbing for white goods and a large central island providing a focal point to the room. There are two doors opening to the outside of the property, one to the side and one leading out to the patio and garden.

The living room can be accessed either directly off the kitchen or from the entrance hall. This room is a generous size, spanning the depth of the property with a feature fireplace with multifuel burning stove inset, a bay window to the front and French doors to the rear opening out to the garden.

The accommodation continues with a further reception room this is currently used as a playroom but could be used as a study. The ground floor accommodation is completed by the downstairs WC.

A solid oak and glass staircase rises to the landing giving access to the bedroom and bathroom accommodation that comprises three double bedrooms, one single bedroom and two bathrooms. The principal bedroom sits to the rear of the property overlooking the garden and is complemented by an en-suite shower room. All three double bedrooms benefit from built-in wardrobes and the

single bedroom sits to the front of the property looking out to the front garden. A beautifully appointed family bathroom completes the first-floor accommodation comprising a panelled bath with shower over, low flush lavatory and a wash hand basin built into a vanity unit and a useful airing cupboard.

OUTSIDE

The property provides ample parking on the block paved private driveway that provides access to the detached double garage with electric roller shutter door. There is access down the left-hand side of the property leading to the rear garden. The rear garden benefits from a huge amount of sun being on the South-West side of the property. There are mature floral and shrub borders providing year-round interest and fencing on all sides giving a good degree of privacy and security.

This superb property has recently undergone a full renovation by the current owners to the highest of standards, is extremely well located for Uppingham town centre and is a property that must be viewed to be appreciated.

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 this road and take your third left onto The Beeches. Take your first left into Orchard Close and you will find number one is the first property on your left-hand side.

SERVICES & COUNCIL TAX

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



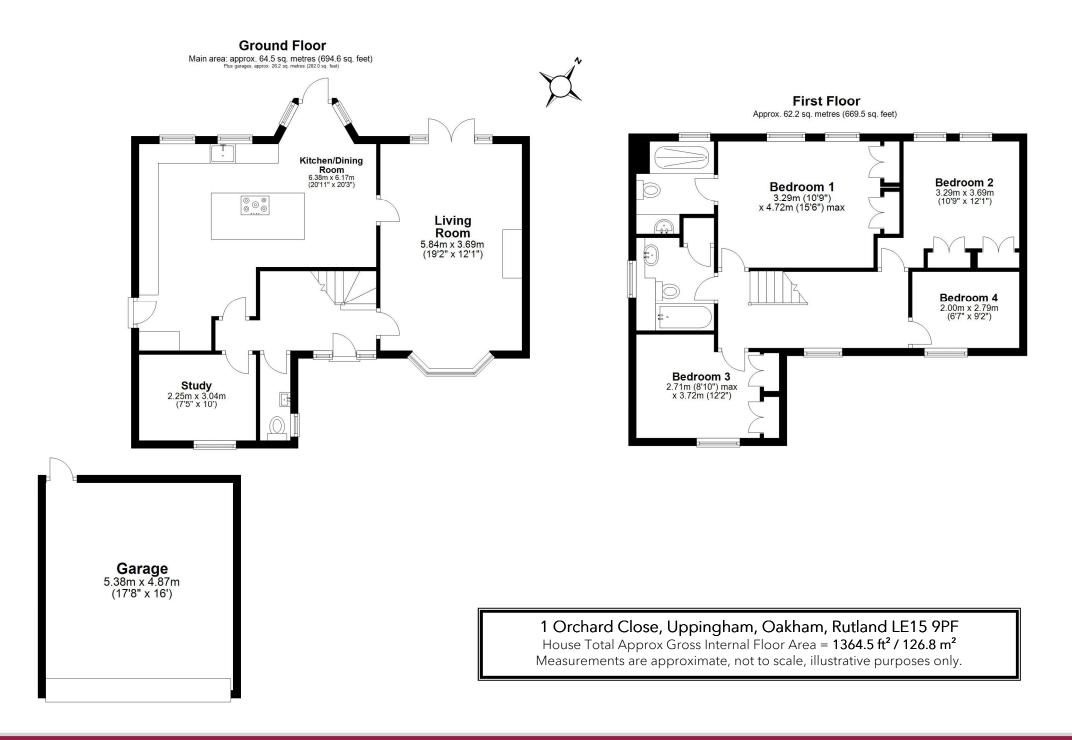










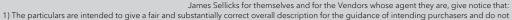








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Measurements and Other Information

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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