



REES CLOSE  
UPPINGHAM, RUTLAND

JAMES  
SELLICKS



## “... WELL-PRESENTED FOUR-BEDROOM FAMILY HOME ...”

A well-presented four-bedroom family home with deceptively spacious accommodation, a south-facing garden, off-road parking, and garaging, all within easy walking distance of Oakham town centre.

Kitchen • Three Reception Rooms • Utility Area, Downstairs Cloakroom •  
Four Bedrooms • Family Bathroom, One Ensuite • South Facing Garden •  
Off-Road Parking, Garaging • Walking Distance to Town Centre • EPC - D

### Accommodation

On entering the property, you are welcomed into a small entrance hall with stairs rising to the first floor and a door leading into the ground floor accommodation. To the front of the house lies a well-proportioned living room, featuring a bay window and a log-burning stove. An archway connects this space to the dining room, which in turn provides access to both the garden room and the kitchen. The garden room enjoys a French door that open onto the patio, making it an ideal spot for relaxing or entertaining. The kitchen is fitted with a range of shaker-style units and a selection of integrated appliances. From here, a downstairs cloakroom can be accessed, along with a part-glazed external door leading out to the patio and garden. A useful utility area, created by converting part of the garage, provides space and plumbing for white goods, while an internal door gives entry into the remaining garage space.

Upstairs, the property offers four bedrooms and two bathrooms. The principal bedroom is positioned at the front and benefits from built-in wardrobes and an ensuite shower room. The three further bedrooms are located to the rear and are served by a family bathroom comprising a shower over bath, wash hand basin and low flush WC.

### Outside

Externally, the property features a tarmac driveway to the front, providing off-road parking for two vehicles as well as access to the garage. A gated side pathway leads to the attractive, south-facing rear garden. Designed for low maintenance, the garden offers a variety of well-established planting, providing year-round interest and a high degree of privacy.



## Location

Uppingham is a picturesque market town in Rutland, known for its rich history, vibrant arts scene, and strong community spirit. Often called "Stamford in miniature," it features honey-hued stone buildings, cobbled streets, and a welcoming atmosphere. The town offers an eclectic mix of boutique shops and restaurants around the Market Square and High Street. Excellent primary and secondary schools serve the area. Conveniently located near the A47, Uppingham provides easy access to Leicester, Peterborough, Corby, and Kettering—all with mainline train services to London in under an hour.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. The property is further enhanced by owned solar panels that supply electricity.

Rutland County Council – Tax Band D

## Tenure

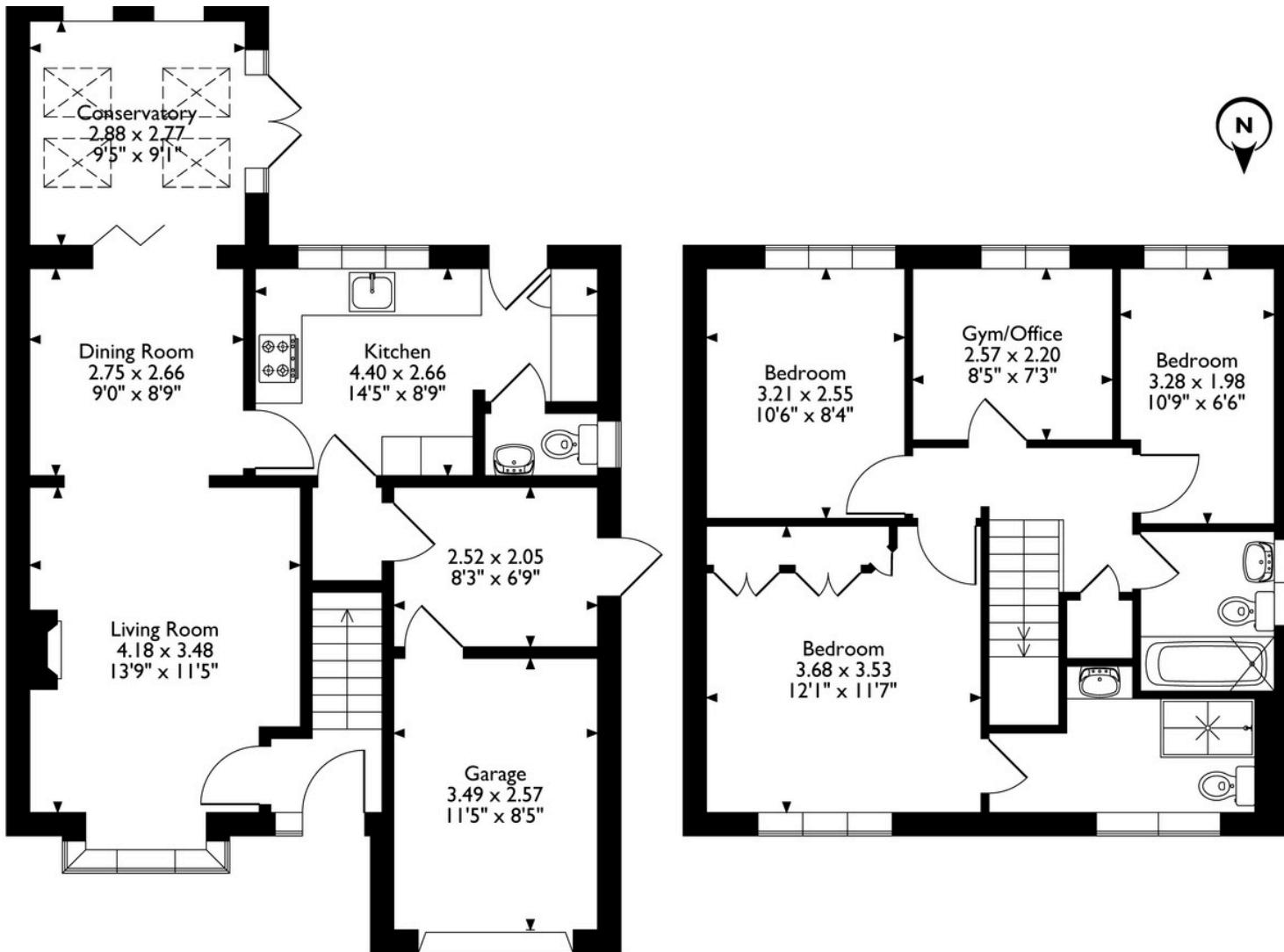
Freehold



# 5 Rees Close, Oakham, Rutland LE15 9ST

House Total Approx. Gross Internal Floor Area incl. Garage = **1249 ft<sup>2</sup> / 116 m<sup>2</sup>**

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.



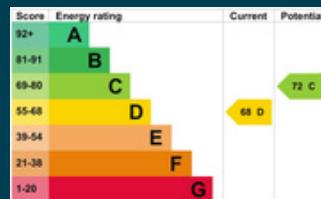
# JAMES SELLICKS

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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.