



REES CLOSE
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... 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

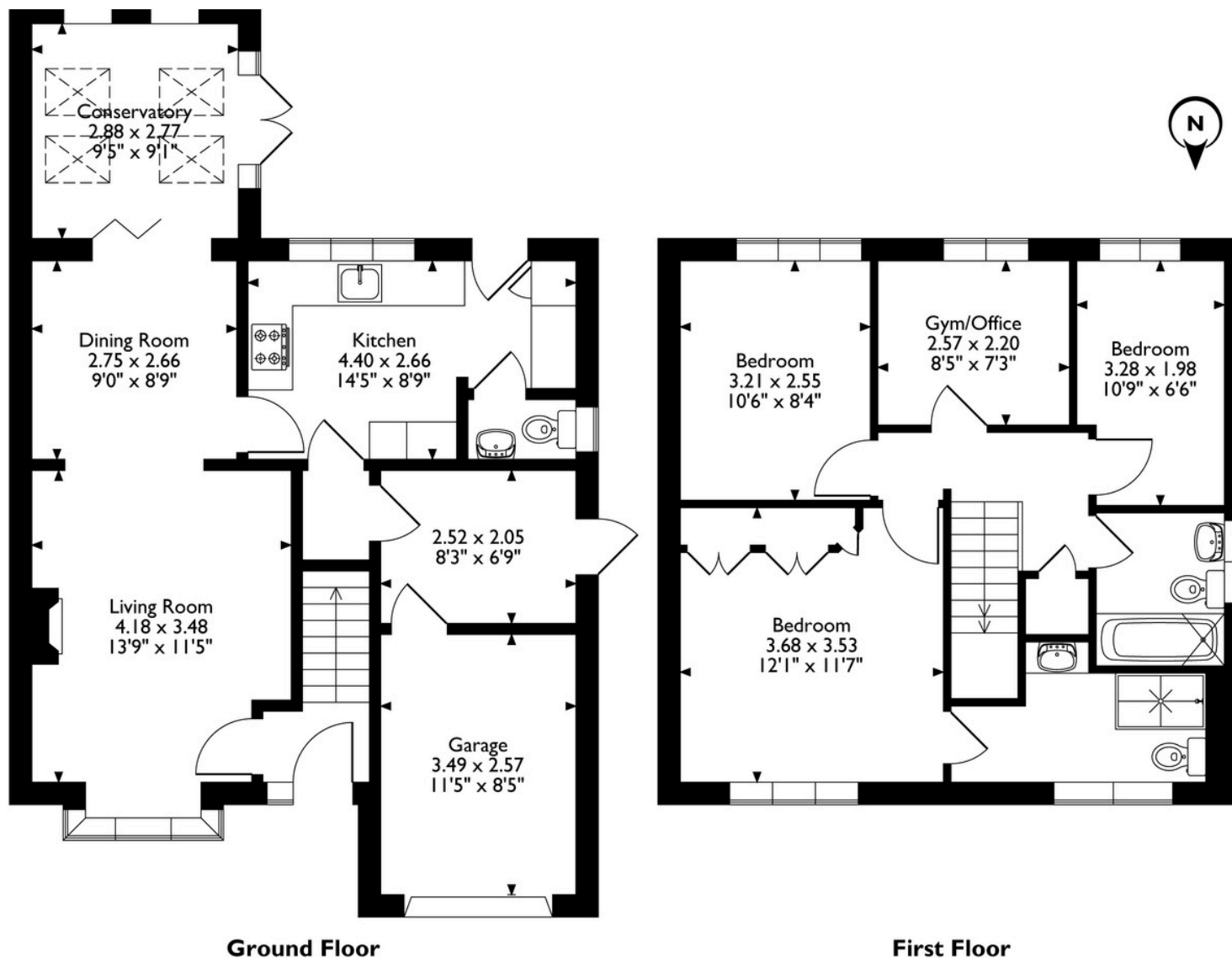
Freehold



5 Rees Close, Oakham, Rutland LE15 9ST

House Total Approx. Gross Internal Floor Area incl. Garage = **1249 ft² / 116 m²**

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 SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

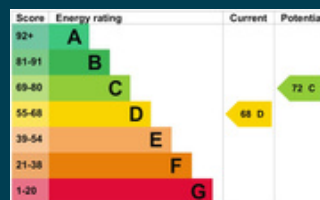
oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

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.



www.jamesselicks.com