



STOCKERSTON CRESCENT
UPPINGHAM, RUTLAND

JAMES
SELLICKS



“... WELL-PRESENTED, THREE-BEDROOM BUNGALOW ...”

A well-presented three-bedroom bungalow with off-road parking and front and rear gardens, set in a sought-after cul-de-sac within easy walking distance of Uppingham town centre and enjoying open countryside views to the rear.

Kitchen • Two Reception Rooms • Three Double Bedrooms • Shower Room
• Further Second Floor Accommodation • Store, Off-Road Parking • Front & Rear Gardens • Walking Distance to Town Centre • EPC - C •

Accommodation

A central hallway provides access to the property, with the bedroom accommodation located at the front and the kitchen and living spaces at the rear. The kitchen offers a good range of fitted units, ample space for freestanding appliances, a serving hatch to the dining room, and a window overlooking the rear garden. The dining room sits centrally and features a French door opening out to the garden, with glazed double doors leading into a further reception room. This reception room is used as the living room and benefits from a feature stone fireplace and a glazed door giving access to the garden. Completing the ground floor is a side lobby between the kitchen and shower room, providing useful built-in storage cupboards.

The property comprises three double bedrooms, two with built-in wardrobes, all sharing a shower room. The second bedroom also benefits from a wash hand basin. Stairs rise to the first floor, where two rooms are currently used as loft/storage but could easily be converted into additional living or bedroom accommodation.

Outside

To the front of the property is a tarmac driveway with a lawned area to the left-hand side, while a pedestrian gate to the right gives access to the rear garden. The rear garden is mainly laid to lawn surrounded by low maintenance planted borders, fully enclosed with fencing providing a good degree of privacy, and includes a useful shed.



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

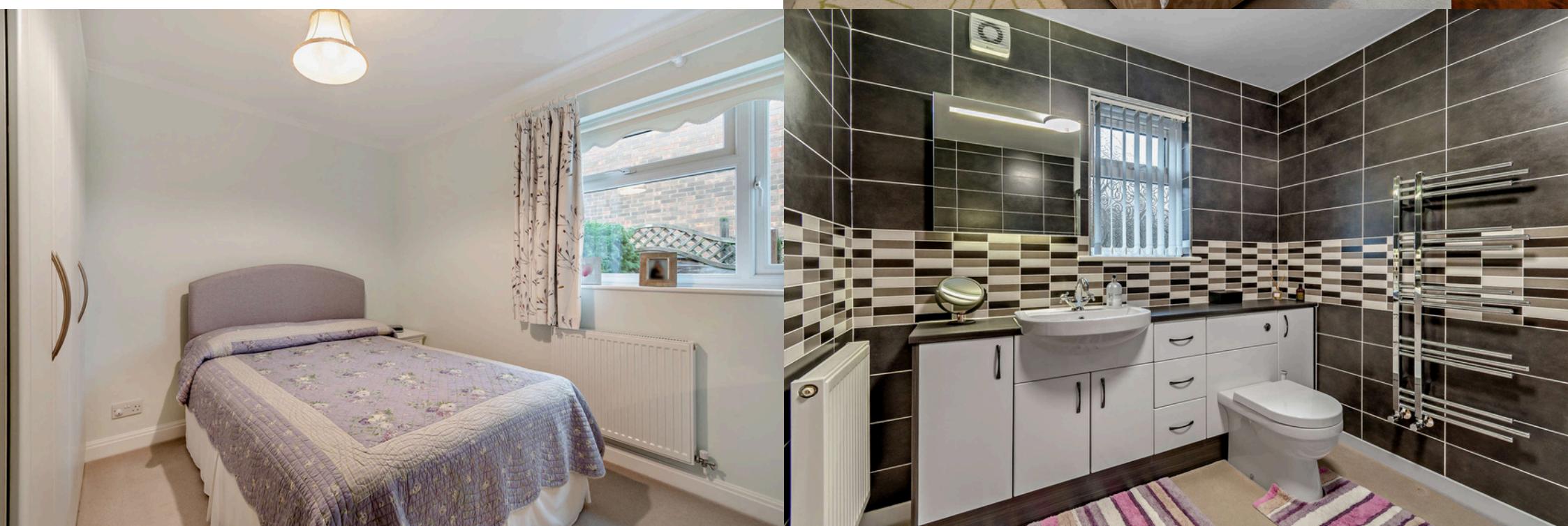
The property is offered to the market with all mains services and gas-fired central heating. Rutland County Council – Tax Band D

N.B.

There is current planning approval for a front extension to enlarge Bedroom 1, create a front porch, and add an additional toilet.

Tenure

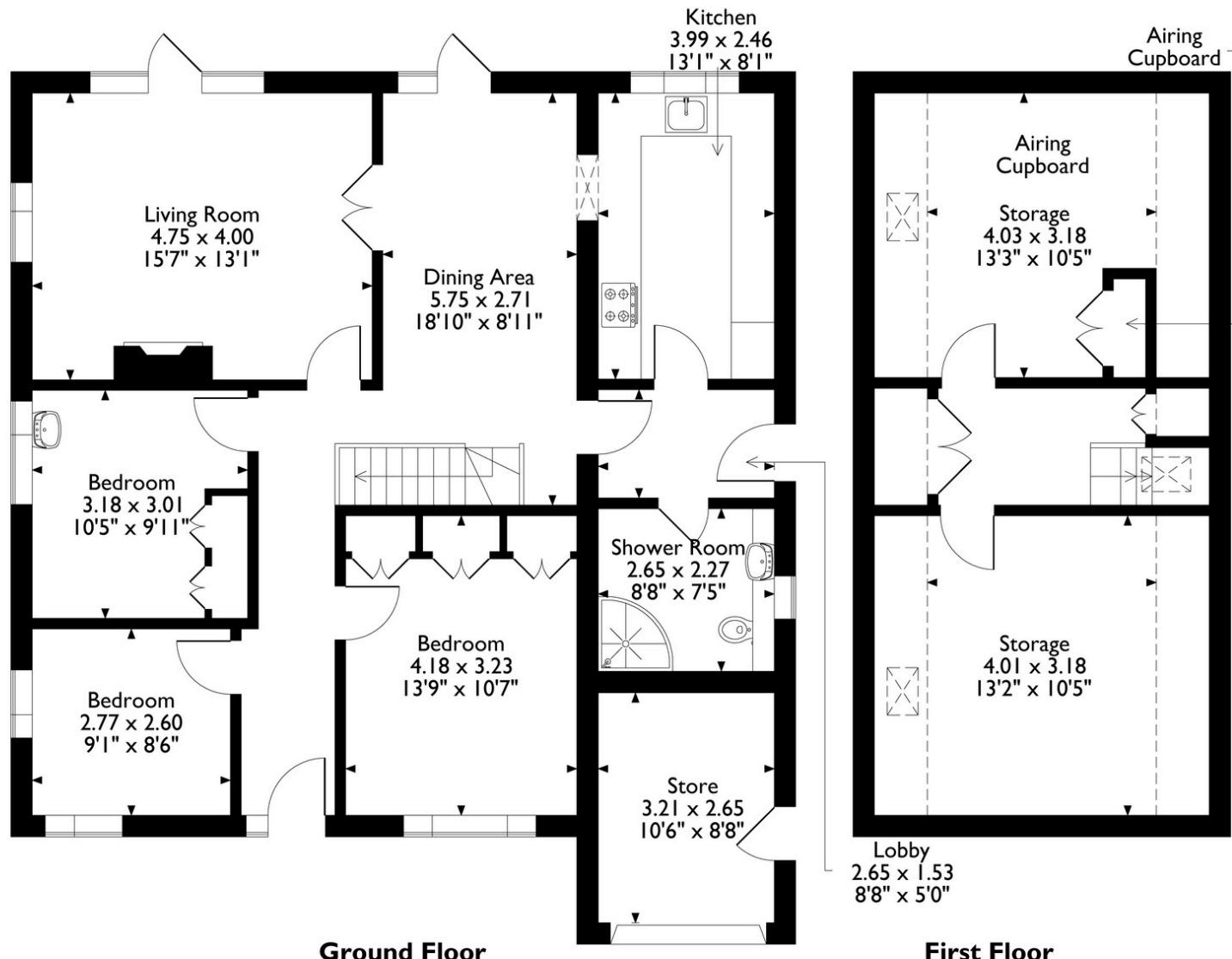
Freehold



24 Stockerston Crescent, Uppingham, Oakham, Rutland LE15 9UB

House Total Approx. Gross Internal Floor Area incl. Garage = **1507 ft² / 140 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.



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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.