



QUEEN STREET

UPPINGHAM, RUTLAND

JAMES  
SELICKS

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## “... FOUR-BEDROOM CHARACTER COTTAGE, NESTLED INTO THE HEART OF UPPINGHAM TOWN CENTRE ...”

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**A beautifully-presented and deceptively spacious, four-bedroom character cottage with shared parking and a pretty garden, nestled into the heart of the ever-popular Uppingham town centre.**

Dining Kitchen • Two Reception Rooms • Utility Room/Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Shared Parking Available, Outbuilding • Pretty Garden • Town Centre Location • EER - D •

### Accommodation

Enter the property into an entrance hall with access to the ground floor and stairs rising to the first floor. The ground floor consists of a spacious dining kitchen, two reception rooms and a utility/downstairs cloakroom. The well-proportioned main reception room has a wonderful original wood floor, beams to the ceiling and a brick-built fireplace.

The L-shaped dining kitchen sits to the rear offering an ample seating area comprising a brick-built fireplace with log burner inset and French doors opening out to the garden. Step up from the dining area into the kitchen that has a range of fitted units, a Belfast sink and space for a range style cooker and American style fridge freezer. The windows and doors throughout the kitchen have bespoke fitted shutters. A rear hallway with brick flooring leads to the utility room/downstairs cloakroom and has a door out to the rear garden.





### Accommodation continued...

To the first floor there are three double bedrooms and a single bedroom. The master bedroom is complemented by an ensuite shower room. The further three bedrooms are served by a family bathroom with a bath with shower over, wash hand basin and low flush lavatory.

### Outside

The wonderfully private rear garden has a generous patio area that steps up to a raised lawn with mature borders and specimen trees. There is also a shared parking area for one car.







### 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.

### Services & Council Tax

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

### Tenure

Freehold



“... WONDERFULLY PRIVATE REAR  
GARDEN WITH A RAISED LAWN AND  
MATURE BORDERS ...”

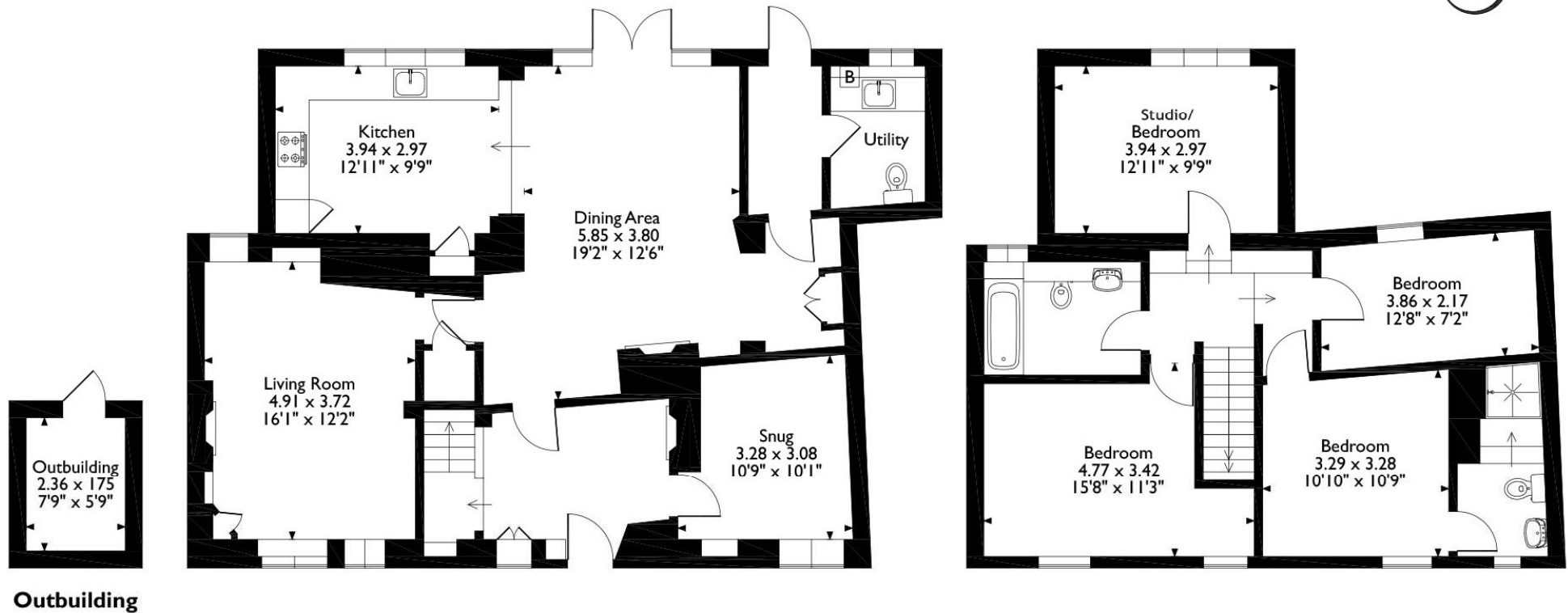
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11 Queen Street Uppingham, Oakham  
Approximate Gross Internal Area  
Main House = 161 Sq M/1733 Sq Ft  
Outbuilding = 4 Sq M/43 Sq Ft



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.





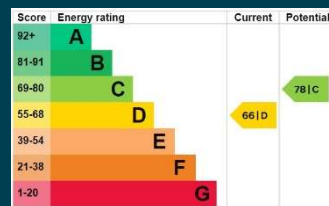
# JAMES SELICKS

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#### Measurements and Other Information

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