



ASH CLOSE  
UPPINGHAM, RUTLAND

JAMES  
SELICKS







## “... THREE-BEDROOM DETACHED HOME ...”

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**A well-presented, three-bedroom detached home with off-road parking and a south-facing garden, all well located in a quiet cul-de-sac within easy walking distance of Uppingham town centre.**

Kitchen • Lounge/Diner • Conservatory • Snug/Ground Floor Bedroom • Ground Floor Shower Room • Three Bedrooms • Family Bathroom • Off-Road Parking • South-Facing Garden • Walking Distance to Town Centre •

### Accommodation

An entrance porch opens into a generous lounge-diner, providing access to the rest of the ground floor. To the front, a cosy snug features a door leading into a ground-floor shower room, offering the flexibility to create a convenient downstairs bedroom if required. Sliding doors from the lounge/diner open into a bright conservatory at the rear, perfect for relaxing and enjoying the garden.

The kitchen at the rear overlooks the garden and is fitted with stylish shaker-style units, a range of integrated appliances, a pantry - kitted out with shelving and room for additional fridge and freezer and a door to the side.

Upstairs, there are three well-proportioned bedrooms - two at the front and one at the rear - one with built-in storage. The main bathroom comprises a shower bath, wash hand basin, low-flush WC, and heated towel rail. There is a retractable loft ladder from the landing giving access to a boarded loft.

### Outside

Externally, the property benefits from off-road parking on a private driveway, with access down both sides leading to the rear garden. The south-facing rear garden has been thoughtfully landscaped to offer a low-maintenance outdoor space. Directly off the property, a gravelled area provides a practical and inviting transition to the garden. Beyond this, a gently sloping landscaped section descends to the rear, with tiered stone steps guiding the way through a variety of mature plants, shrubs, and groundcover. Natural stone pathways, a handrail for safe access, and seating areas create a lovely, secluded space to enjoy.





## 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 roof benefits from solar panels fitted at the rear.

Rutland County Council – Tax Band D

## Tenure

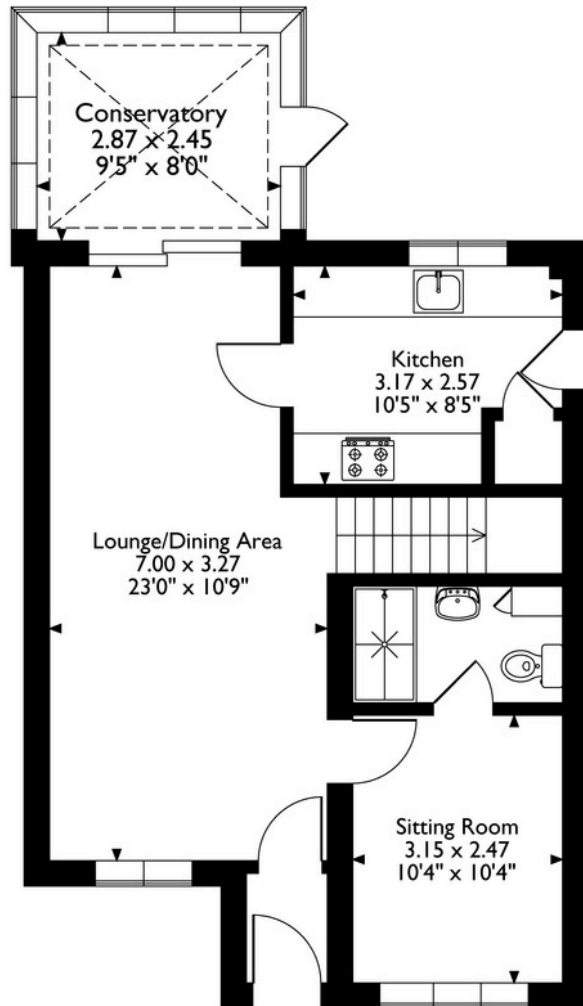
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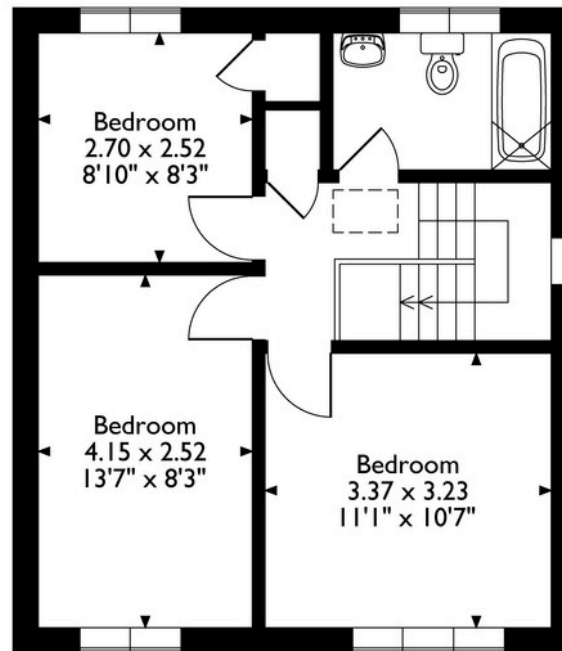
36 Ash Close, Uppingham, Oakham, Rutland LE15 9PJ

House Total Approx. Gross Internal Floor Area = 1270 ft<sup>2</sup> / 118 m<sup>2</sup>

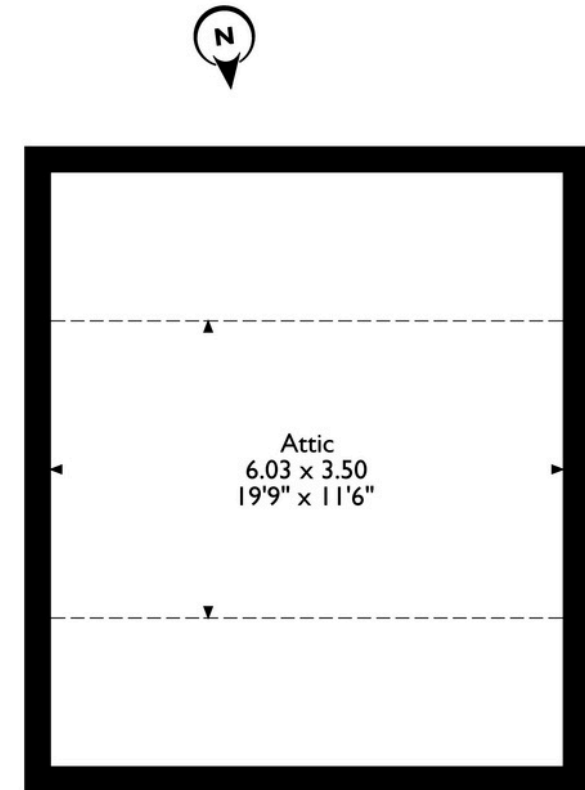
Measurements are approximate, not to scale, for illustrative purposes only.



**Ground Floor**



**First Floor**



**Second Floor**

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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SELICKS**

#### Oakham Office

6-8 Market Place, Oakham  
Rutland LE15 6DT

01572 724 437

[oakham@jamesselicks.com](mailto:oakham@jamesselicks.com)

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



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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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