



REES CLOSE  
UPPINGHAM, RUTLAND

JAMES  
SELICKS



## “... 4 BEDROOM DETACHED FAMILY HOME IN UPPINGHAM ...”

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A four-bedroom detached house set within a quiet residential close in Uppingham, offering well-proportioned accommodation throughout, a mature rear garden with established planting, an integral garage and off-road parking. Offered with no onward chain.

Sitting Room • Dining Room • Kitchen/Breakfast Room • Utility Room • •  
Ground Floor WC • Principal Bedroom with En-Suite • Three Further Bedrooms •  
Family Bathroom • Integral Garage & Off-Road Parking • NO CHAIN

### Accommodation

The entrance hall is a well-proportioned space providing access to all principal ground floor rooms.

The sitting room occupies the front of the property and is a generous reception room with a fireplace and a direct outlook onto the rear garden. Adjoining is the dining room, with direct access to the kitchen.

The kitchen/breakfast room is positioned at the rear of the property. A rear-facing window overlooks the garden and there is room for a small breakfast table within the space. Off the kitchen, a utility room and a separate WC.

The single integral garage is accessible from the front of the property and provides practical covered parking or storage.

The principal bedroom is a generous double room benefiting from fitted and en-suite shower room. Three further bedrooms include two doubles and a fourth room well-suited as a single bedroom or home study. The family bathroom is fitted with a bath with shower overhead.

### Outside

The principal bedroom is a generous double room benefiting from fitted and en-suite shower room. Three further bedrooms include two doubles and a fourth room well-suited as a single bedroom or home study. The family bathroom is fitted with a bath with shower overhead.



### 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 central heating.

Rutland County Council – Tax Band E

### Tenure

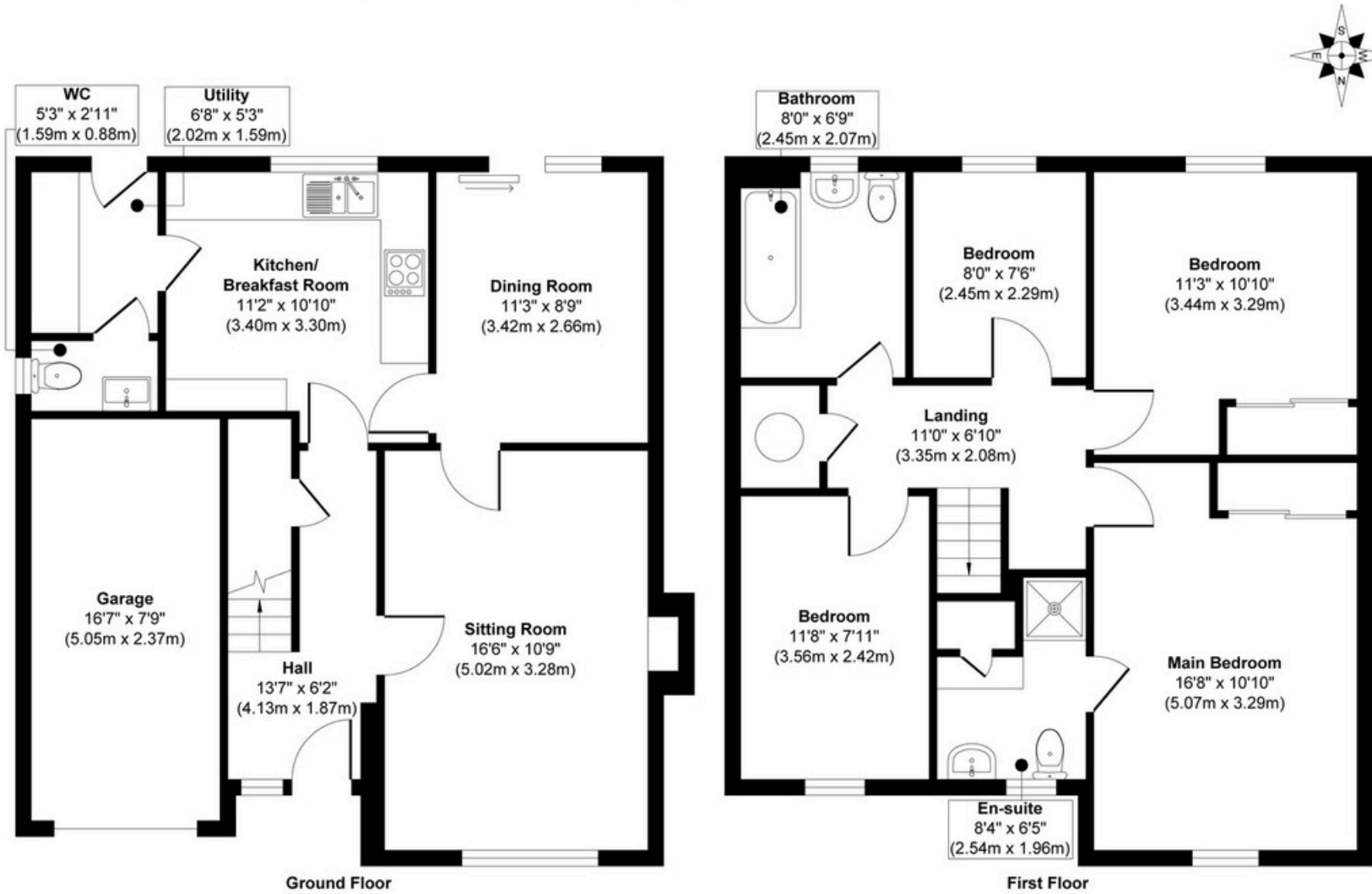
Freehold



# 4 Rees Close Uppingham, Oakham, Rutland LE15 9ST

House Total Approx. Gross Internal Floor Area incl. Garage = 1349 ft<sup>2</sup> / 125 m<sup>2</sup>

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



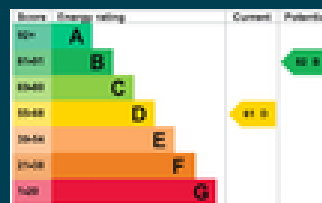


**JAMES SELICKS**

**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

www.jamesselicks.com



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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.