



ELIZABETH WAY  
UPPINGHAM

JAMES  
SELICKS



# “... A SUPERB FAMILY HOME IN AN ENVIABLE UPPINGHAM LOCATION ...”

---

A distinguished home on The Beeches offering refined interiors and an enviable Uppingham location. The overall presentation is exemplary, with every room finished to a high standard — a testament to the care and attention invested by the current owners

Living Kitchen Diner • Two Reception Room • Utility Room, Downstairs Cloakroom  
• Five Bedrooms • Three Bathrooms • Private Rear Garden • Town Location •  
EPC - C

## Accommodation

At the heart of the home lies a open-plan kitchen, dining and living space — a beautifully designed room ideal for both family life and entertaining. A central island forms the natural focal point, while the adjoining utility room provides valuable additional storage and practicality. To the front of the property sits a large, elegant sitting room, which flows seamlessly into a bright conservatory overlooking the mature rear garden, allowing natural light to fill the space throughout the day.

The first floor offers five well-proportioned bedrooms. The master suite is a standout feature, complete with a walk-in wardrobe, a contemporary en-suite shower room and a Juliet balcony framing views across the south-west facing garden. Bedroom two also benefits from its own en-suite, while the remaining bedrooms are served by a stylish family bathroom.

## Outside

Externally, the property enjoys a generous plot with a beautifully maintained garden that captures the afternoon and evening sun. A large driveway provides ample parking and leads to the double garage, which benefits from electric doors. .

This is a superb family home, equally suited to those relocating from surrounding villages who wish to be closer to Uppingham’s amenities. We strongly recommend viewing to appreciate the quality, space and setting this property offers.



### 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 & Tax Band

The property is offered to market with all mains services and gas central heating.

Rutland County Council

Tax band - E

### Tenure

Freehold



# 34 Elizabeth Way, Uppingham, LE15 9PQ

House Total Approx. Gross Internal Floor Area incl. Garage = 1787 ft<sup>2</sup> / 166 m<sup>2</sup>

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

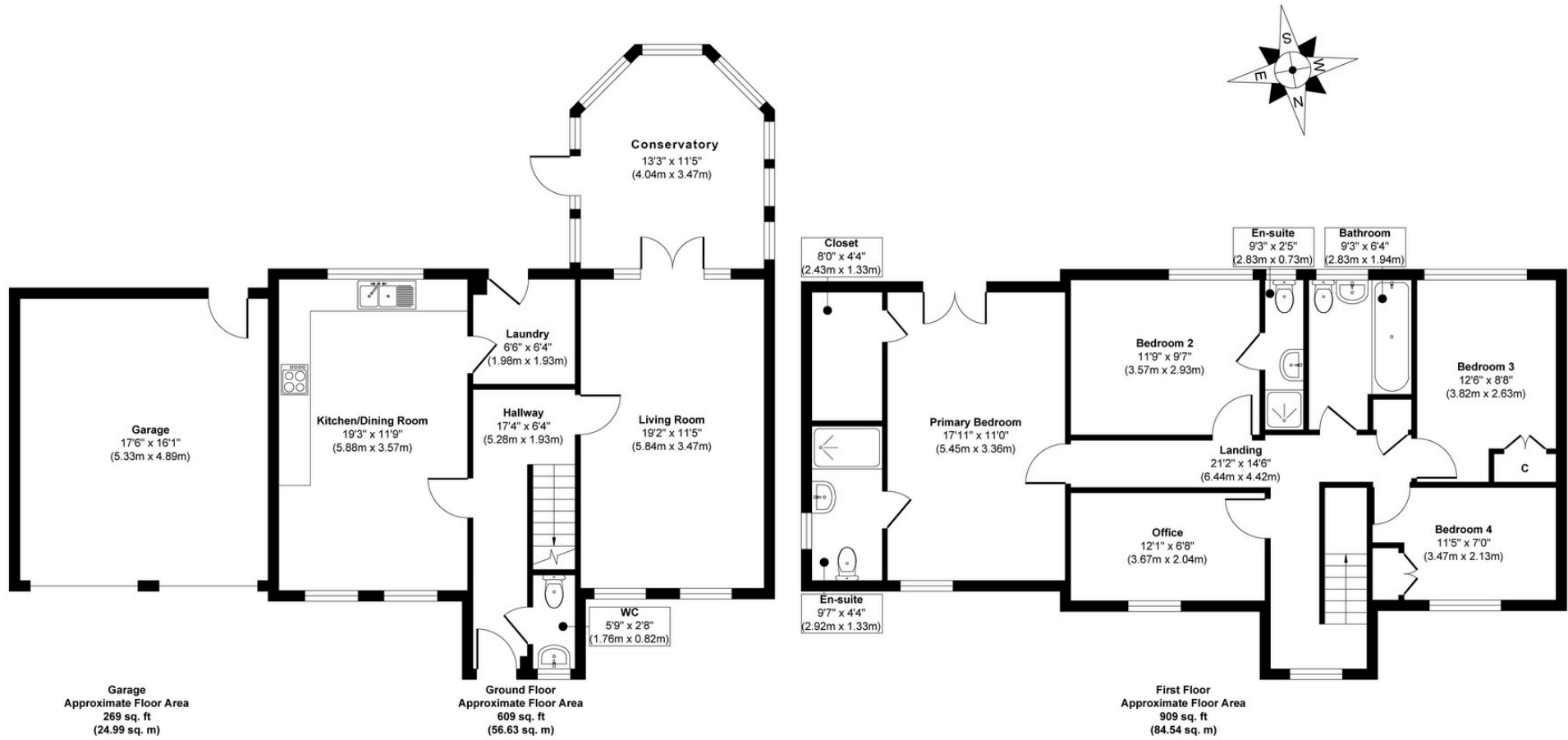


Illustration for identification purposes only, measurements are approximate, not to scale.



**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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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

