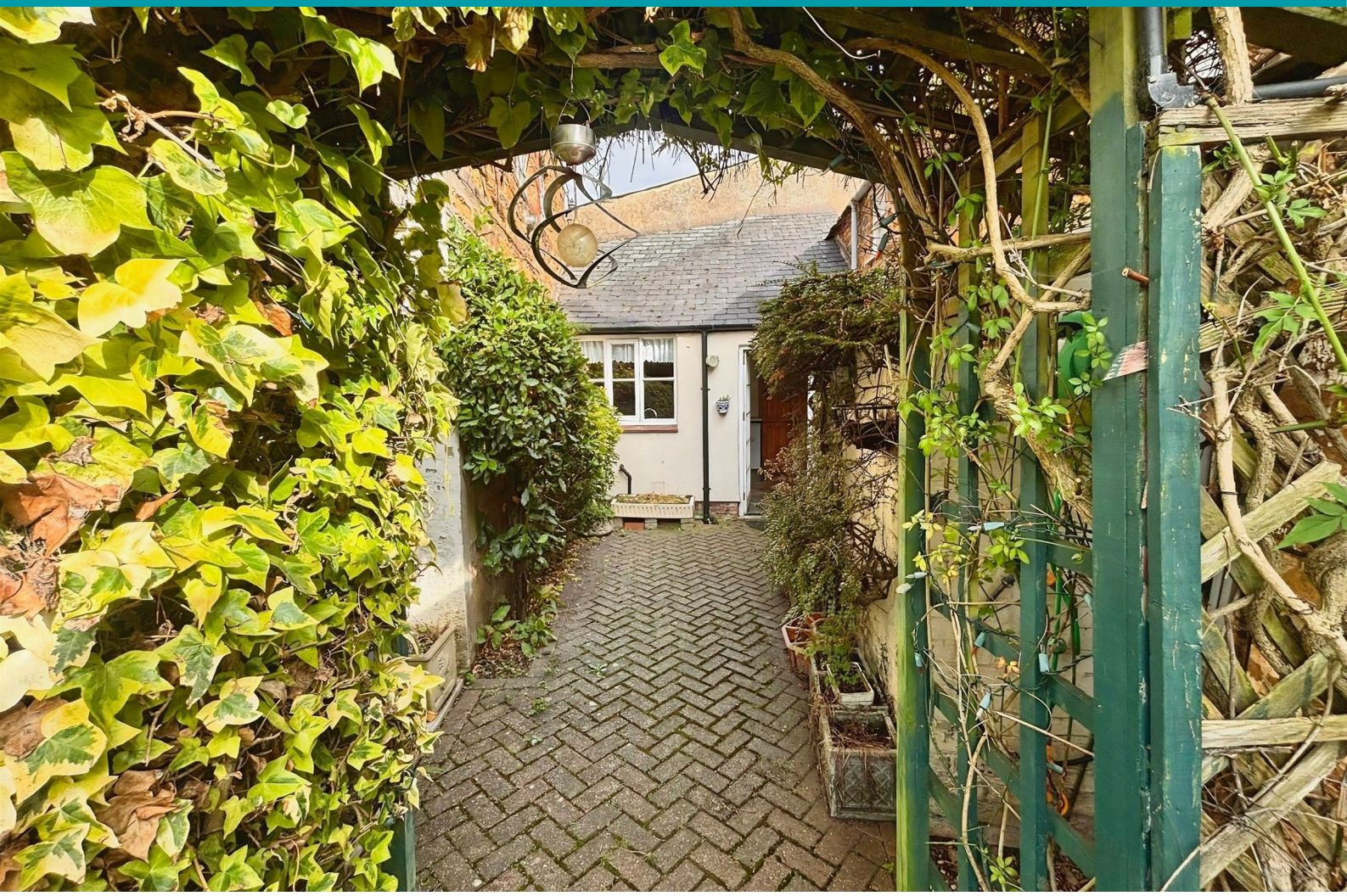
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High Street West

Uppingham, Oakham, LE15 9QD

No Onward Chain £265,000

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Imagine opening the door to a charming stone cottage in the heart of Uppingham, where period character, cosy rooms and the promise of making it truly your own come together. This delightful three-bedroom Grade II listed home offers a wonderful opportunity to create a characterful retreat in one of Rutland's most sought-after market towns.

Inside, the property offers a wonderful opportunity to create a home that truly reflects your own style. The ground floor provides a welcoming entrance hall, shower room, dining room, living room and kitchen, with each space offering scope to add your own warmth, colour and personality. Upstairs are three bedrooms and a family bathroom, providing flexible space for family life, guests or a home office.

There is something wonderfully appealing about cottage living, and the courtyard garden provides a peaceful spot to enjoy a morning coffee, unwind after a busy day or make the most of summer evenings. The garden also provides access to the cellar, adding a practical touch alongside the useful additional storage.

Step outside and Uppingham's independent shops, cafés, restaurants and everyday amenities are all close at hand, making it easy to enjoy everything this historic market town has to offer.

With its period charm, central location and opportunity to make it your own, this is a cottage ready for its next chapter.







Entrance Hallway
The entrance hall provides access to the ground floor accommodation, offering a blank canvas for buyers to put their own stamp on the property and create a home that reflects their individual style and needs.

Dining Room
12'2 x 11'6 (3.71m x 3.51m)
A separate dining room offering flexibility for modern living. Whether retained as a formal dining space or re-imagined to suit your lifestyle, there is plenty of scope to put your own stamp on this room.

Living Room
19'8" x 11'9" (6.00m x 3.60m)
A generously sized reception room with plenty of potential to create a comfortable living space. With some imagination, this room could be transformed into a welcoming area for relaxing, entertaining and spending time with family.

Kitchen and Breakfast Room
12'9" x 12'7" (3.91m x 3.86m)
A good-sized kitchen and breakfast room with existing kitchen units and work surfaces. This space offers potential for improvement and modernisation, allowing the next owner to create a kitchen that works for their own tastes and requirements.

Shower Room
8'3" x 4'4" (2.54m x 1.33m)
A ground floor shower room providing useful additional facilities. Buyers may wish to consider updating the space to complement their own style.

Bedroom One
12'2" x 9'7" (3.72m x 2.94m)
A well-proportioned bedroom with built-in storage and space for bedroom furniture. With a little vision, this room could become a comfortable and inviting main bedroom.

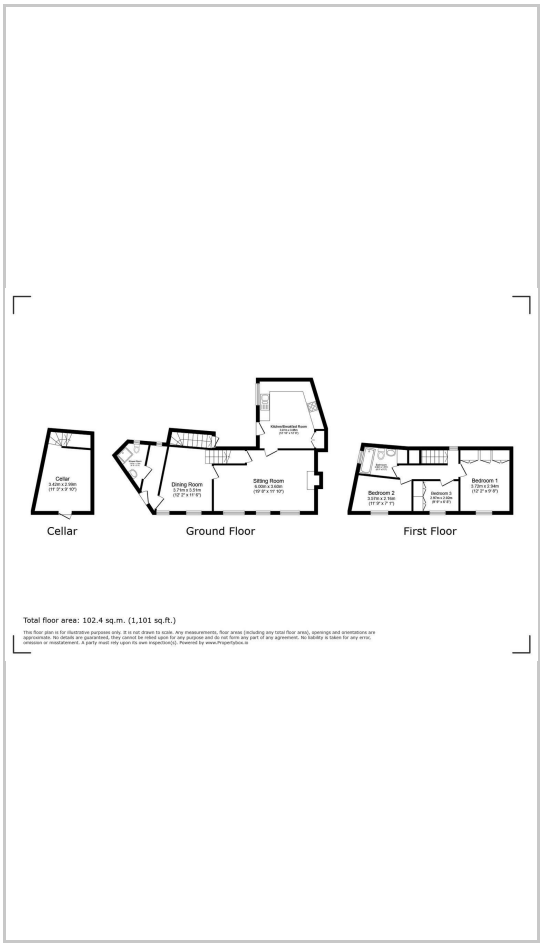
Bedroom Two
11'8" x 7'1" (3.57m x 2.16m)
A versatile second bedroom which could be used as a guest room, child's bedroom or home office. An opportunity to refresh the space and make it your own.

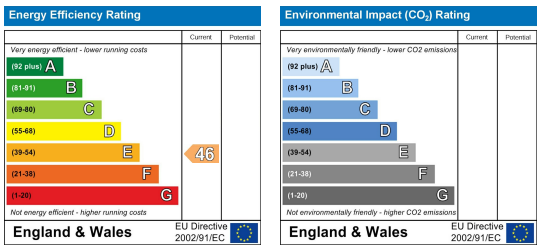
Bedroom Three
9'8" x 6'7" (2.97m x 2.02m)
The third bedroom offers flexibility for a variety of uses, including a child's bedroom, study or dressing room.

Family Bathroom
8'4" x 5'1" (2.56m x 1.57m)
The family bathroom comprises a bath, wash basin and WC. There is scope for the next owner to update the room and create a fresh, practical space to suit their preferences.

Disclaimer
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Area Map


Floor Plans


Energy Efficiency Graph


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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