



Southwell Way

Uppingham, Oakham, LE15 9EZ

**Price Guide £320,000**

Richardson

## Southwell Way

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Positioned towards the outskirts of the charming market town of Uppingham, Southwell Way presents an immaculately presented three-bedroom detached home, perfect for families or those seeking a peaceful retreat. This modern residence is situated within a popular estate, offering a blend of comfort and convenience. Upon entering, the entrance hall gives access to all of the ground floor, including useful storage cupboard and the cloakroom. The bay fronted lounge has double doors allowing a seamless flow into the heart of the home, to the stylish kitchen diner to the rear. This is equipped with a range of built-in appliances and French doors open out to the enclosed rear garden. To the first floor, the master bedroom has built-in wardrobes and an ensuite shower room, ensuring a touch of luxury. Two further well-proportioned bedrooms provide space for family or guests, or those looking for a sizable study, complemented by a family bathroom. This property boasts gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. The driveway to the side offers off road parking for 2 vehicles and leads to a single garage with eaves storage, providing additional convenience. The rear enclosed garden is laid to lawn with gated side access to the driveway.

### Location

Uppingham is a charming market town on the southern side of Rutland. Uppingham is a hub for art lovers, hosting several galleries, including the Goldmark Gallery, Peter Barker Fine Art, and the Rutland Antiques Centre. Uppingham School was founded in 1584, this renowned independent boarding school is integrated into the town, with its buildings and students enhancing the town's atmosphere. The school provides a massive, 300-seat theatre and high-quality artistic facilities as well as excellent sporting activities. The town offers a variety of dining options, from traditional pubs to cafes. Located near Rutland Water, it is ideal for outdoor activities, offering easy access to nature. The Uppingham Fatstock Show in December, and the popular late-night Christmas market are also highlights in the Uppingham calendar.

### Entrance hall

### Cloakroom

### Sitting room

10'7" x 15'0" (3.23 x 4.57)

### Kitchen diner

19'7" x 9'6" (5.97m x 2.90m)





Master bedroom  
10'7" x 8'10" (3.23 x 2.69)

Ensuite shower room

Bedroom  
8'3" x 10'8" (2.51 x 3.25)

Bedroom  
11'1" x 7'11" (3.38 x 2.41)

Family bathroom

External details

Open plan front garden with driveway to the side providing off road parking, and leading to a single garage with eaves storage space. Gated side access to the fully enclosed rear garden with small patio area.

Services

All main services connected. Gas central heating

Communication

According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Tenure

Freehold

Council tax

Rutland District Council. Tax Band D.

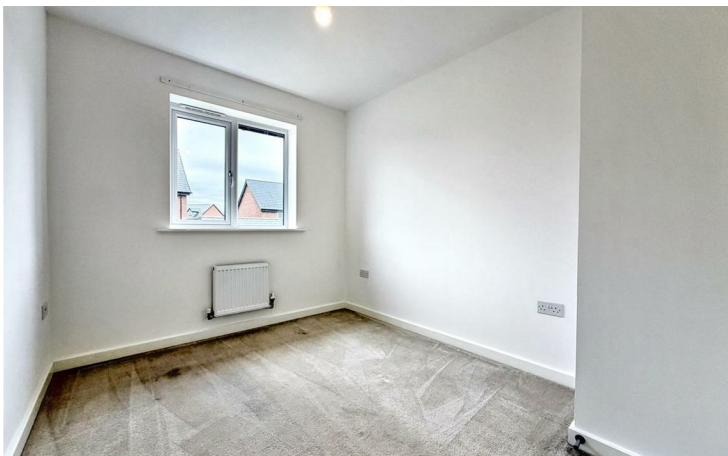
Agents Notes

There is a Service Charge for the Estate Maintenance. The current cost is £245 per year.

Under the Estate Agents Act of 1979, we hereby give notice that an employee of Richardson is the owner of the property.

Viewing

All viewings are strictly by appointment through Richardson. [post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

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**01780 762433**