



Southwell Way, Uppingham
Asking Price Of £102,000



Located on a contemporary residential development in the desirable market town of Uppingham, this immaculately presented three-bedroom family home is offered for sale on a 30% Shared Ownership basis – providing an ideal and affordable route onto the property ladder.

Step inside via a spacious entrance hall that leads to the well-appointed ground floor accommodation. To the left, you'll find a modern fitted kitchen complete with integrated appliances. A convenient downstairs WC is situated centrally, while to the rear of the property lies a generously proportioned living room with direct access to the beautifully landscaped rear garden.

On the first floor, two comfortable bedrooms are accessed from the central landing, along with a stylish three-piece family bathroom. The second floor is home to the principal bedroom, benefitting from excellent proportions and practical built-in storage on the landing.

Outside, the professionally landscaped rear garden has been designed for low-maintenance living, offering a versatile space ideal for both relaxation and entertaining. A standout feature is the built-in wood-burning barbecue, creating a perfect focal point for outdoor gatherings.

Tenure: Leasehold (99 years from 04/11/2019)

All Mains Services Connected

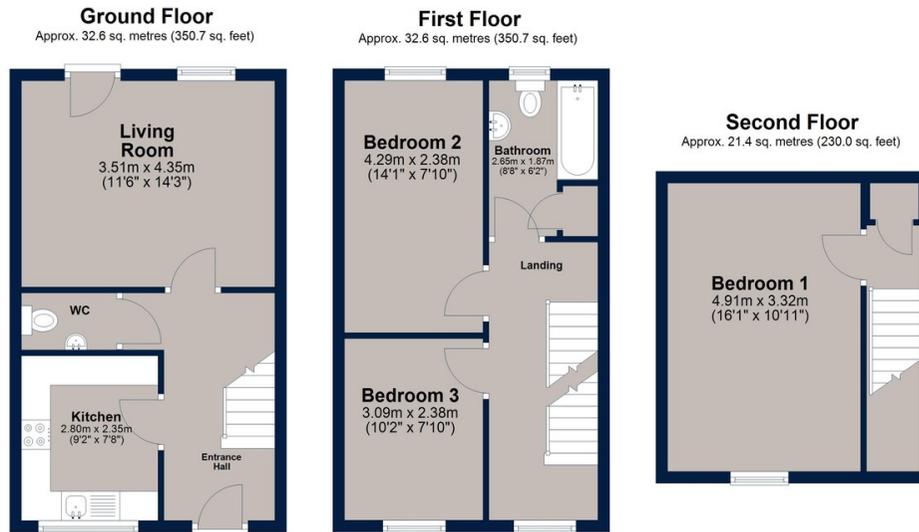
Council Tax: Band C

Management Fees: Ask Agent





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Total area: approx. 86.5 sq. metres (931.3 sq. feet)



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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.

Schooling in Uppingham is available in both the private and state sector with primary level schooling at both Uppingham C of E Primary and Leighfield Primary schools. Secondary education is on offer from Uppingham Community College and the renowned Uppingham Public School.

Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking and birdwatching, also only a short distance from one of the two Rutland Water visitor centres.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

