



**SPREY**  
PROPERTY

Ayston Road, Uppingham  
Offers Over £400,000









Situated in the highly sought-after Rutland town of Uppingham, this immaculately presented mid-terrace townhouse offers a true turn-key opportunity. Combining generous living space, contemporary finishes, and a prime location close to the town centre, this property is ideal for those seeking both style and convenience. Further enhancing its appeal, the home also benefits from off-road parking for two vehicles-an increasingly rare and valuable feature in this central location.

You are welcomed into a bright and neutrally decorated entrance hall, setting the tone for the rest of the home. The ground floor accommodation includes a sleek galley-style kitchen, complete with wooden flooring, an abundance of wall and base units, granite worktops, and space for a range cooker and freestanding fridge freezer-striking the perfect balance between practicality and sophistication.

To the rear of the property, the spacious reception room enjoys an abundance of natural light thanks to bi-fold doors leading into the adjoining conservatory and garden beyond. This seamless indoor-outdoor connection creates an inviting setting for both relaxing and entertaining. A convenient two-piece WC completes the ground floor.

Upstairs, the first-floor features two generously sized double bedrooms, with the principal bedroom benefiting from extensive built-in storage. The third bedroom, currently used as a home office, offers versatility to suit a variety of needs. A stylish three-piece bathroom with shower over bath serves this floor.







The second floor is dedicated to the impressive principal suite, featuring a separate dressing room and a contemporary en-suite bathroom. Two skylights flood the space with natural light, enhancing the airy and tranquil atmosphere. Blending classic elegance with modern functionality, this beautifully maintained home is a true gem. Whether you're looking for a permanent residence or a low-maintenance lock-up-and-leave, early viewing is strongly recommended.

Tenure: Freehold  
All mains' services  
Council Tax Band: D  
EPC Rating: C

AGENTS NOTE The owner has informed Osprey 23 Ayston Road is part of Lambert Place Management Company which the owners are involved in.

Please ask the agent for more details











ENTRANCE HALL:

CLOAKROOM:

KITCHEN: 4.67m x 2.39m (15'4" x 7'10")

LIVING ROOM: 3.85m x 4.38m (12'8" x 14'4")

CONSERVATORY: 3.63m x 2.91m (11'11" x 9'7")

FIRST FLOOR LANDING:

BEDROOM TWO: 3.60m x 4.38m max (11'10" x 14'4" max)

BEDROOM THREE: 2.80m x 2.39m (9'2" x 7'10")

BATHROOM:

BEDROOM ONE: 5.42m x 4.38m (17'9" x 14'4")

DRESSING ROOM:

EN-SUITE:

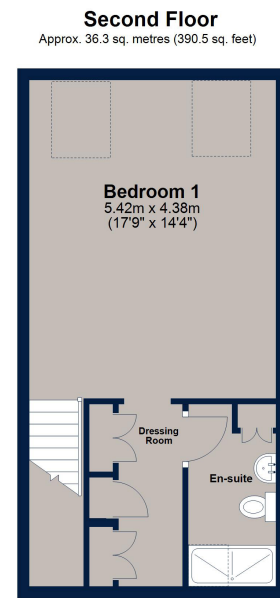
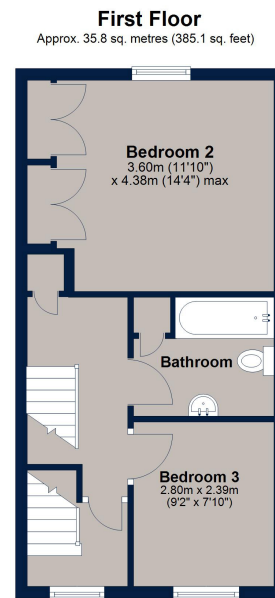
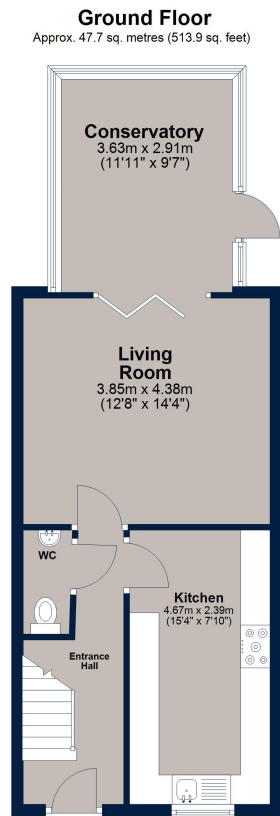








# Ayston Road, Uppingham



Total area: approx. 119.8 sq. metres (1289.5 sq. feet)



**Osprey Oakham**  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

**Osprey Stamford**  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

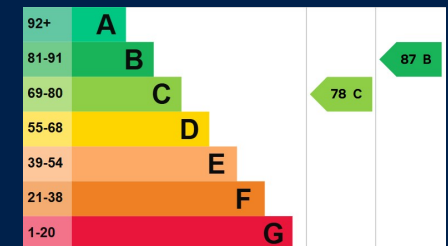
**Osprey Oundle**  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

**Osprey Melton**  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

TOWN LIFE 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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements