



**SPREY** Ayston Road, Uppingham  
PROPERTY Asking Price of £350,000





Freshly refurbished and move-in ready, this stylish, contemporary three-bedroom townhouse offers low-maintenance living over three floors in the sought-after market town of Uppingham. Along with parking for two cars and landscaped garden.

Designed for modern life, the ground floor features a bright entrance hall, w/c, a spacious open-plan kitchen dining area with spaces for white goods, which opens to the living room. From here bifold doors open onto a landscaped garden - ideal for summer evenings or morning coffee.

On the first floor, you'll find two light-filled bedrooms. Bedroom two benefits from built in wardrobes. The family bathroom completes this floor. Upstairs, the top floor boasts the principal suite with en-suite shower room and dressing area with built-in wardrobes.

Externally there is a well-designed garden that perfectly balances style and simplicity. With a blend of paving, gravel and astro turf. This outdoor space is ideal for relaxing, entertaining, or enjoying a morning coffee with minimal upkeep required.

To the rear of the garden, a wooden gate leads to the parking area, where you will find two parking spaces (one of which is covered). Located just a short walk from Uppingham's independent shops, restaurants, cafés, and top-rated schools, this home offers a perfect blend of town living and rural charm.





Tenure: Freehold  
All mains' services  
Council Tax Band: D  
EPC Rating: C  
Management Fee applies Please ask Agent for more details

The owner has informed Osprey 25 Ayston Road is part of Lambert Place Management Company which the owners are involved in. This is purely for the purposes of maintaining the external communal areas (Not the Freehold properties themselves).

Please ask the agent for more details







ENTRANCE HALL:

CLOAKROOM:

KITCHEN: 4.68m x 2.31m (15'4" x 7'7")

LIVING ROOM: 3.85m x 4.21m (12'8" x 13'10")

FIRST FLOOR LANDING:

BEDROOM TWO: 3.67m max x 4.21m max (12'1" x 13'10")

BEDROOM THREE: 2.76m x 2.35m (9'1" x 7'9")

BATHROOM:

BEDROOM ONE: 5.43m x 4.21m (17'10" x 13'10")

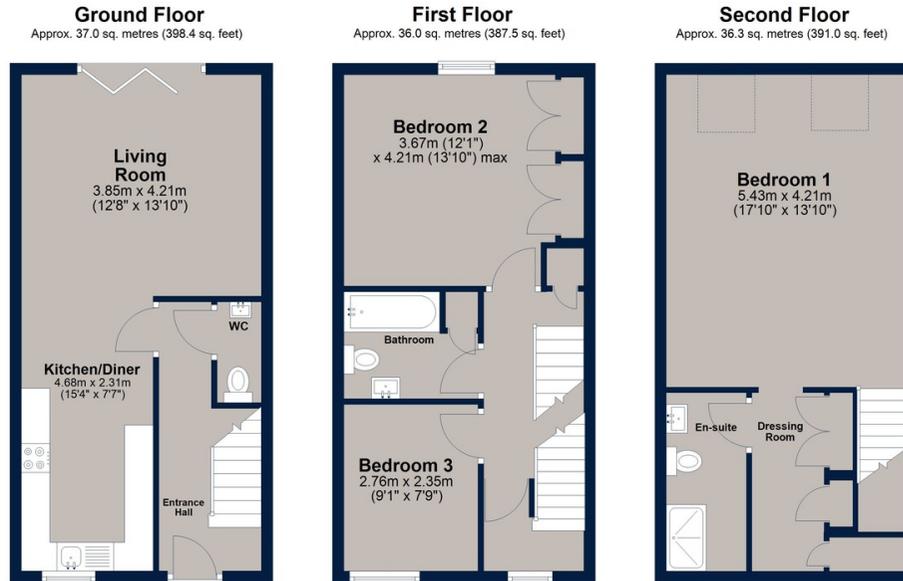
DRESSING ROOM:

EN-SUITE:





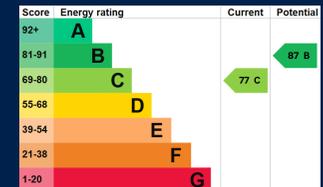
# Ayston Road, Uppingham



Total area: approx. 109.3 sq. metres (1176.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

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.



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



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