



Offers Over £725,000 | Freehold  
Ayston Road, Uppingham LE15 9RL





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- Four Bedroom Family Home
  - Non Estate location
  - Large Plot
  - Scope for Further extension (STPP)
  - Four Reception Rooms
  - 1700 SQ Ft of Accommodation
  - Driveway Parking
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Occupying a stunning plot in the highly desirable market town of Uppingham, this individual, non-estate detached family home offers exceptional space, privacy, and future potential.

Thoughtfully extended by the current owners, the property provides generous and versatile living accommodation, while still offering scope for further extension and improvement (subject to the necessary consents).

The ground floor is welcomed by a spacious entrance hall, setting the tone for the well-proportioned interiors throughout. The dual-aspect living room is flooded with natural light, creating a bright and inviting space for both relaxation and entertaining. Leading directly off the living room is a separate TV room, providing a cosy and versatile additional reception space. There is also a dedicated music room and a separate study, ideal for home working or quiet retreat.

At the heart of the home is an impressive dining kitchen featuring full-height windows that frame views of the garden and allow natural light to pour in, creating a wonderful setting for family gatherings and entertaining. A separate utility room adds everyday practicality.





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To the first floor, a spacious landing gives access to three generous double bedrooms and a further spacious single bedroom, ideal as a nursery or guest room. These are served by a well-appointed family bathroom.

Externally, the property is approached via a gravel driveway providing ample parking for several vehicles, with scope to construct a garage if desired (subject to the necessary consents). The large rear garden is mainly laid to lawn and enjoys a high degree of privacy, enhanced by mature trees and established planting. To the side, a productive vegetable plot offers excellent space for keen gardeners.

This is a rare opportunity to acquire a distinctive family home set on a beautiful plot in one of Rutland's most sought-after locations.



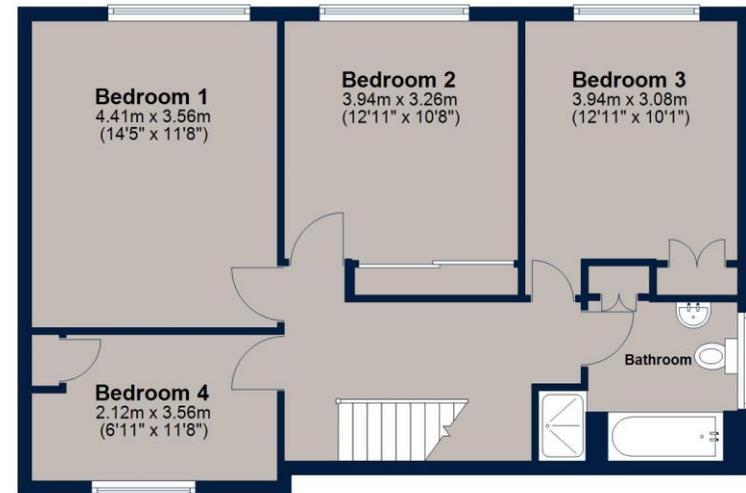
### Ground Floor

Approx. 94.9 sq. metres (1021.6 sq. feet)



### First Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 158.4 sq. metres (1705.5 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. [www.m-photo.pro](http://www.m-photo.pro)  
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## Key Information

Local Authority

Council Tax  
Band =

Tenure  
Freehold

EPC  
Rating = D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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