



Southwell Way, Uppingham  
Asking Price Of: £350,000



An immaculately modern presented three-double bedroom detached property with Double Garage, offering spacious and elegant living, well-positioned within walking distance to Uppingham town centre. Enter the property into a light-filled hallway with stairs to the first floor, a large storage cupboard, and doors opening to the ground floor accommodation. To the left of the hall sits the living room with a large bay window out to the front elevation. At the end of the hall to the rear of the property sits the spacious kitchen/dining room. The kitchen offers a range of floor-standing and wall-mounted cupboards and drawers, a sink with a mixer tap over. The kitchen includes an integrated halogen hob and oven with an extractor fan over and washing machine. There is also an integrated fridge freezer and dishwasher. French doors from the kitchen lead outside to a patio and the garden beyond. The ground floor is completed by the cloakroom just off the hallway.

Stairs rising to the landing. The principal bedroom is at the front of the property with built-in wardrobes and a fully tiled en-suite. Bedrooms two also with built-in wardrobes and three are both positioned to the rear of the property with windows overlooking the garden. These bedrooms share the family bathroom.

To the front of the property is a tarmac driveway offering off-road parking and access to a double garage with power, lighting, and an up-and-over door. Along with EV charging point. The rear garden is mainly laid to lawn with a small patio area sitting just outside the French doors to the kitchen, perfect for outdoor entertaining.

FREEHOLD

EPC: B

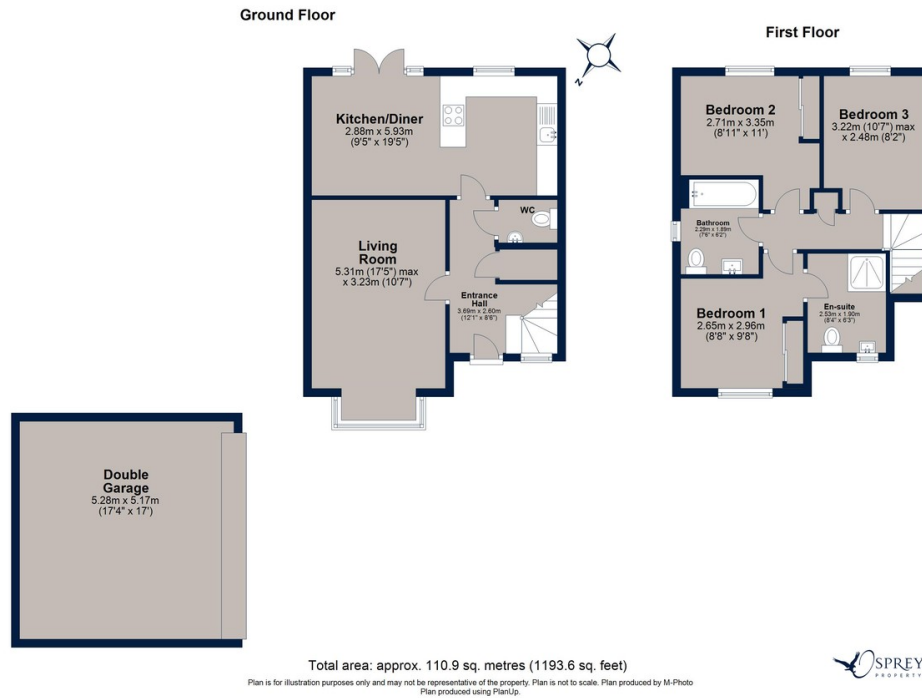
COUNCIL TAX: D

MAIN: Water, Gas and Electric.



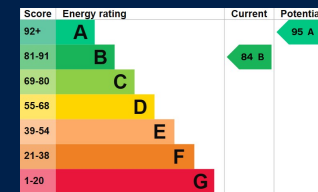
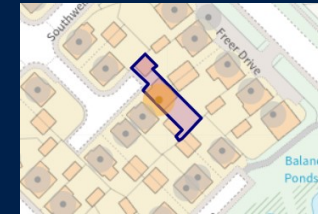


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Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street. Schooling in Uppingham is available in both the private and state sector with 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.



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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