

QUEEN STREET

UPPINGHAM, RUTLAND



JAMES
SELLICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

6 Queen Street

Uppingham
Oakham
Rutland
LE15 9QR

A CHARACTERFUL THREE-STOREY TOWNHOUSE, BOASTING MANY ORIGINAL FEATURES AND SITTING IN THE WONDERFUL UPPINGHAM TOWN CENTRE.

Kitchen / Diner | Living Room | Master En-suite
Bedroom | Two Further Double Bedrooms | First
Floor Reception Room / Fourth Bedroom |
Bathroom | Shared Courtyard with Brick Shed |
Town Centre Location | EPC - D

ACCOMMODATION

Enter the property into the ground floor living room with a feature fireplace, a large sash window and stairs rising to the first floor.

A door from the living room opens into the kitchen diner that offers a good range of floor standing and wall mounted units, a freestanding electric cooker, dishwasher, space and plumbing for white goods, a one and a half stainless steel sink with mixer tap, a built in under counter fridge freezer and the recently installed gas-fired central heating boiler. A door from the kitchen opens into the rear courtyard.

To the first floor a small landing gives access to the first-floor accommodation. Bedroom three is situated to the rear of the first floor with a window providing a fabulous view over the Uppingham town roof tops. There is also a bathroom with a freestanding shower, low flush lavatory, bath and pedestal wash hand basin.

The first floor continues with a sitting room that could also be utilised as a fourth bedroom. This room has a large sash window to the front, bespoke floor to

ceiling bookshelf and stairs rising to the second floor.

The main bedroom is located here offering built in storage, a window to the front and is complemented by an ensuite shower room. To the rear of the second floor sits bedroom two, similarly to bedroom three, offers lovely views over the rooftops of Uppingham town centre.

OUTSIDE

To the outside the property has a gated pedestrian access from Queen Street to a rear shared courtyard complete with a raised border, brick built shed and space for bin storage.

This beautiful period townhouse with wonderful large sash windows is filled with light as it benefits from windows on both the Easterly and Westerly elevations.

LOCATION

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centring on the Market Square and adjoining High Street. There are several excellent primary and secondary schools in the area. Situated close the A47, Uppingham is well located for access to Peterborough and Leicester. There is a regular mainline train service to London from nearby Corby with Peterborough and Market Harborough also proving easy access to both London and the north.

DIRECTIONAL NOTE

From Oakham take the A6006 Uppingham Road. Continue on this road through Preston and on to the roundabout at Uppingham. Take the second exit into Uppingham onto the Ayston Road. At the traffic lights go straight over taking your 1st left onto High Street East. Pass the Market Square and Queen Street is your first right. You will find number six on your right-hand side.

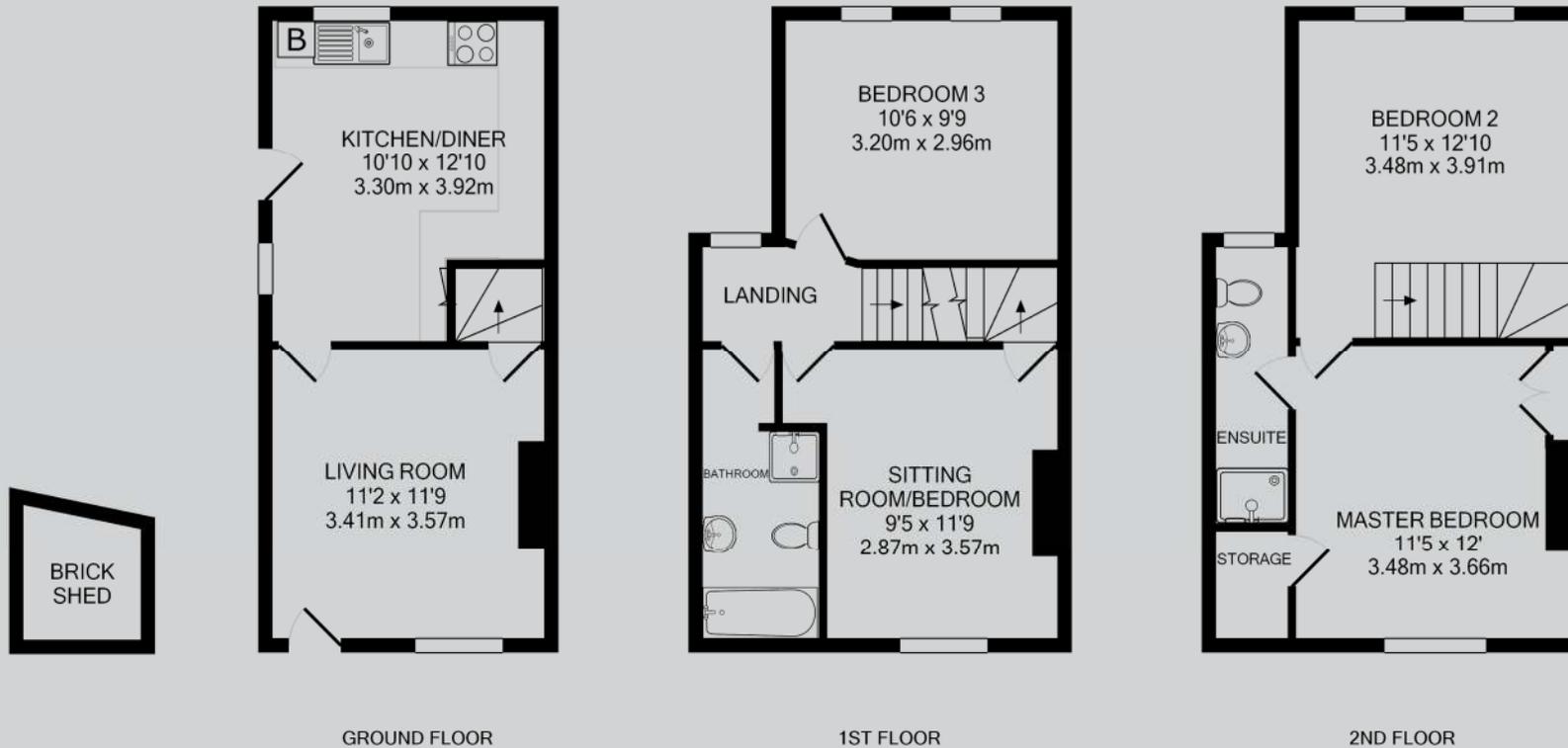
SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band C.





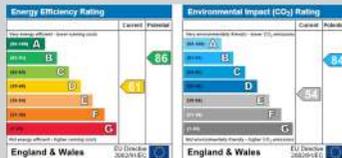
6 Queen Street, Uppingham, Oakham, Rutland LE15 9QR
 House Total Approx Gross Internal Floor Area Incl. Brick Shed = **965.4 sq. ft / 89.7 sq. m**
 Measurements are approximate, not to scale, illustrative purposes only.



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Measurements and Other Information
 All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.