

BRAMBLE CLOSE

UPPINGHAM, RUTLAND



JAMES
SELICKS

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26 Bramble Close

Uppingham
Rutland
LE15 9PH

A WELL-PROPORTIONED FOUR-BEDROOM DETACHED HOUSE WITH A DOUBLE GARAGE, SITTING IN A VERY QUIET AND PRIVATE CORNER OF THIS POPULAR CUL-DE-SAC.

Kitchen Diner | Living Room | Utility Room |
Downstairs WC | Master Ensuite Bedroom | Three
Further Double Bedrooms | Family Bathroom |
Driveway & Double Garage | Private Rear Garden |
Walking Distance to Town Centre | EPC - D

ACCOMMODATION

Enter the property into an entrance hall with a downstairs WC just off and stairs rising to the first floor. To your right, double doors open into the kitchen diner with a good range of floor standing and wall mounted units, integrated eye level oven and microwave, four ring gas hob with extractor over, space and plumbing for a dishwasher, sink with mixer tap over and window looking out to the rear.

The dining area sits to the front with plenty of room for table and chairs and two windows allowing plenty of light. Just off the kitchen area is the utility room providing further storage, space for a tall fridge freezer, space and plumbing for white goods and a door out to the rear garden. The Worcester Bosch gas-fired central heating boiler is also located here.

To the left of the entrance hall is a spacious living room with a feature fireplace, windows to the front and double-glazed doors to the rear leading out to the patio and garden.

Stairs rise to the first-floor galleried landing with a large window to the front and access to the bedroom and bathroom accommodation. The main bedroom overlooks the rear garden and is complemented by an ensuite shower room. Bedroom two, three and four

all accommodate double beds and are served by the family bathroom that has a bath with shower over low flush lavatory and pedestal wash hand basin. There is an airing cupboard and loft hatch access both located on the landing. The airing cupboard houses the hot water tank and the loft is part boarded.

OUTSIDE

To the front there is parking on a private driveway providing access to the detached double garage and a block paved path leading to the front door. There is a path leading down the right-hand side of the property to the rear garden. The garden is hard landscaped and features several patio areas and an array of mature flowers and shrubs providing year-round interest. To the rear of the garden is a garden gate that gives you easy access into Uppingham town centre.

This fantastically well-located property is offered to the market with the agent strongest recommendation for an internal inspection.

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 A6003 Uppingham Road. Continue on this road through Preston and on to the roundabout at Uppingham. Take the second exit into Uppingham and continue on this road taking the 2nd left onto the Beeches, your first right onto Elizabeth Way. Bramble Close is on your right, follow the road around and bear left at the bottom of the cul-de-sac and the property can be located 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 E.

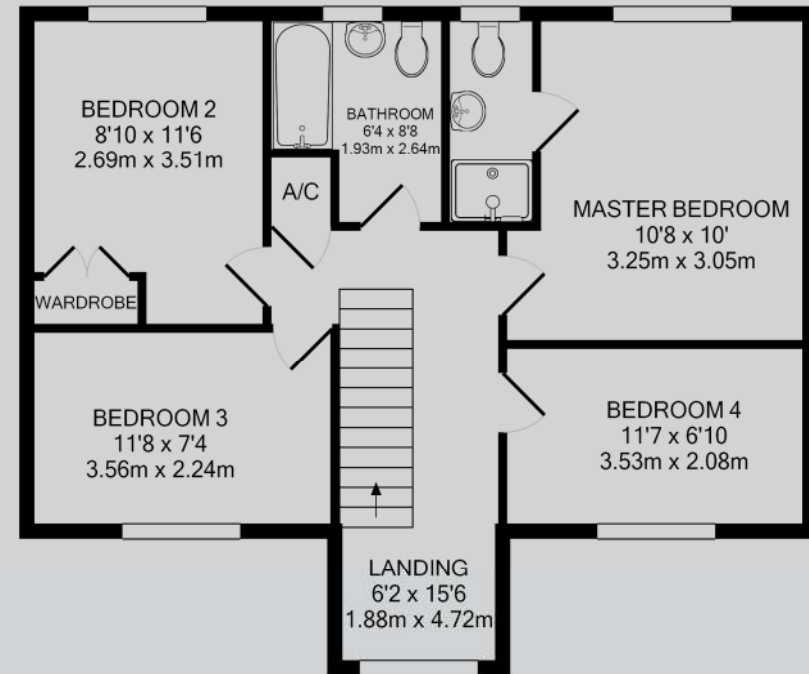
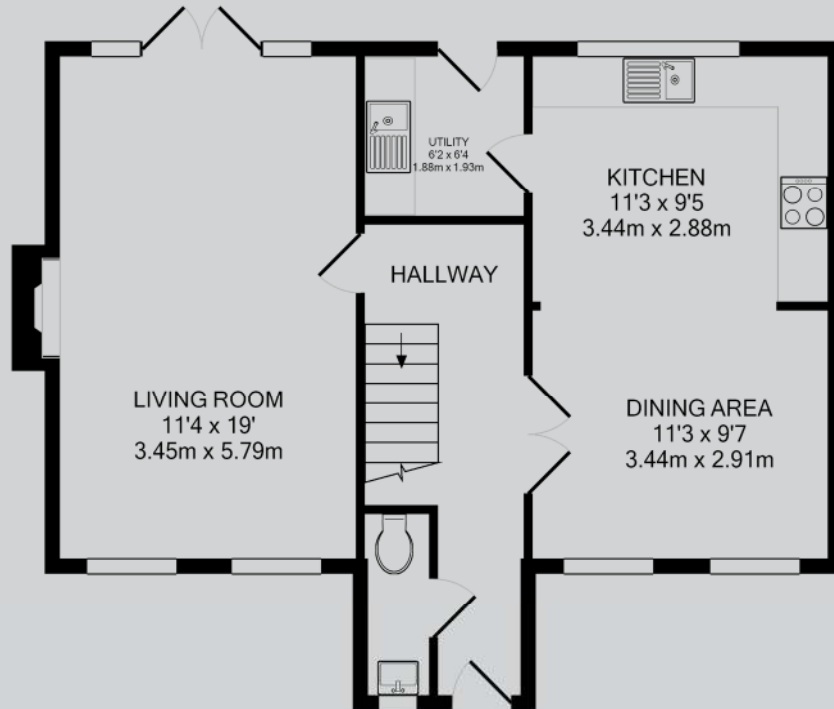




26 Bramble Close, Uppingham, Rutland LE15 9PH

House Total Approx Gross Internal Floor Area = 1160 sq. ft / 107.8 sq. m

Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR

1ST FLOOR



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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.

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