



 **SPREY** Barfield Street, Uppingham  
PROPERTY Asking Price Of £110,250 (35%)

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Positioned within a desirable and enviable plot within the heart of this modern development in the popular town of Uppingham is this extremely well-presented family home displayed over three floors boasting a modern kitchen, living room and three spacious bedrooms. Offered for sale as a 35% Shared Ownership, this desirable family home offers an affordable way to get onto the housing ladder. The property boasts a south/east facing rear garden along with driveway parking. Internal viewings are strongly advised.

As you approach the property from the front, the spacious entrance hallway provides access to the ground floor accommodation including useful understairs storage and downstairs WC. The living area has direct access to the rear garden and is filled with natural light. The modern kitchen has been fitted with a range of wall and base units along with ample worktop space. From the first-floor landing, you have two spacious bedrooms and the modern three-piece family bathroom, climbing the stairs to the second floor you are greeted with the principal bedroom. The property sits on a generous plot with a low-maintenance front garden paved walkway to the front door. The rear garden is mainly laid to lawn and side access to the driveway. Built by Bloor Homes in 2020. Further information on the shared ownership scheme can be found by contacting Osprey Property.

TENURE: Leasehold Shared Ownership 35%  
All Main Connected EPC: B COUNCIL TAX: C

Rent of £460.47 Plus service charges are payable Please ask Osprey for more details.



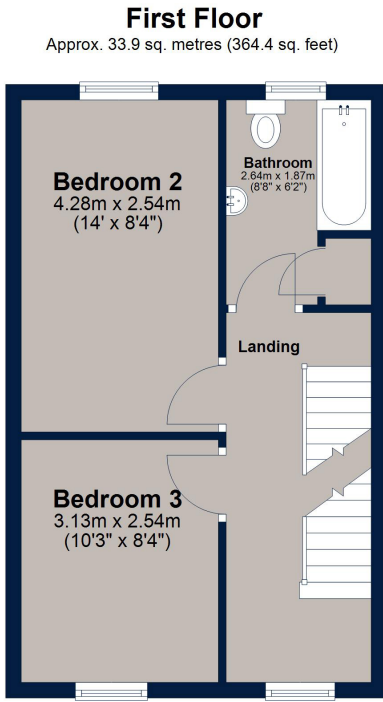
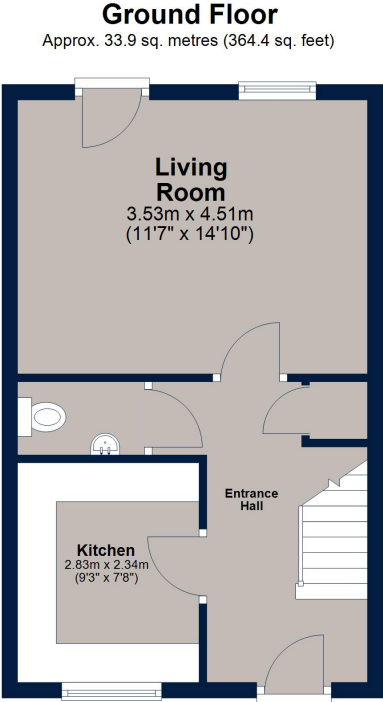


# Barfield Street, Uppingham

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.



Total area: approx. 91.9 sq. metres (988.9 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  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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