



SPREY  
PROPERTY

The Beeches, Uppingham  
Asking Price £500,000





A beautifully light, five bedroom detached house presented over three floors, which is in a good condition throughout, with the added benefit of a double detached garage and a private rear garden. Positioned within easy reach of Uppingham town centre. The property has tall ceilings throughout giving a spacious feel to all rooms. Offering a spacious living room from front to back, opening to a lovely conservatory. A good size kitchen/dining room with French doors also to the conservatory, study, utility and w/c complement this floor. On the first floor, the principal bedroom with built-in wardrobes and an en-suite shower room, bedroom two also has built-in wardrobes, dressing area and en-suite bathroom. Completing this floor is bedroom five. Climbing the stairs to the second floor where you will find two further double bedrooms both with built-in wardrobes and a shared bathroom to the landing.

Externally the rear garden is easy to maintain and has plenty of room for entertaining and relaxing, with a side gate leading to the front aspect, driveway and double garage.

An internal viewing of this neutrally styled and well-maintained family home will not disappoint.





TENURE: Freehold

All Mains Connected

EPC: C

COUNCIL TAX: F







ENTRANCE HALL:

W/C:

LIVING ROOM: 5.79m x 3.23m (19' x 10'11")

STUDY: 3.20m x 3.02m (10'6" x 9'11")

KITCHEN/DINER: 3.01m x 5.10m (9'10" x 16'9")

CONSERVATORY: 5.08m x 3.06m (16'8" x 10')

LANDING

FIRST FLOOR:

BEDROOM ONE: 3.81m x 3.17m (12'6" x 10'5")

EN-SUITE:

BEDROOM TWO: 5.03m max x 3.35m (16'6" x 11')

EN-SUITE:

BEDROOM FIVE: 2.21m x 2.02m (7'3" x 6'8")

LANDING

SECOND FLOOR:

BEDROOM FOUR: 4.18m x 3.15m (13'9" x 10'4")

BEDROOM THREE: 4.18m x 3.50m (13'9" x 11'6")

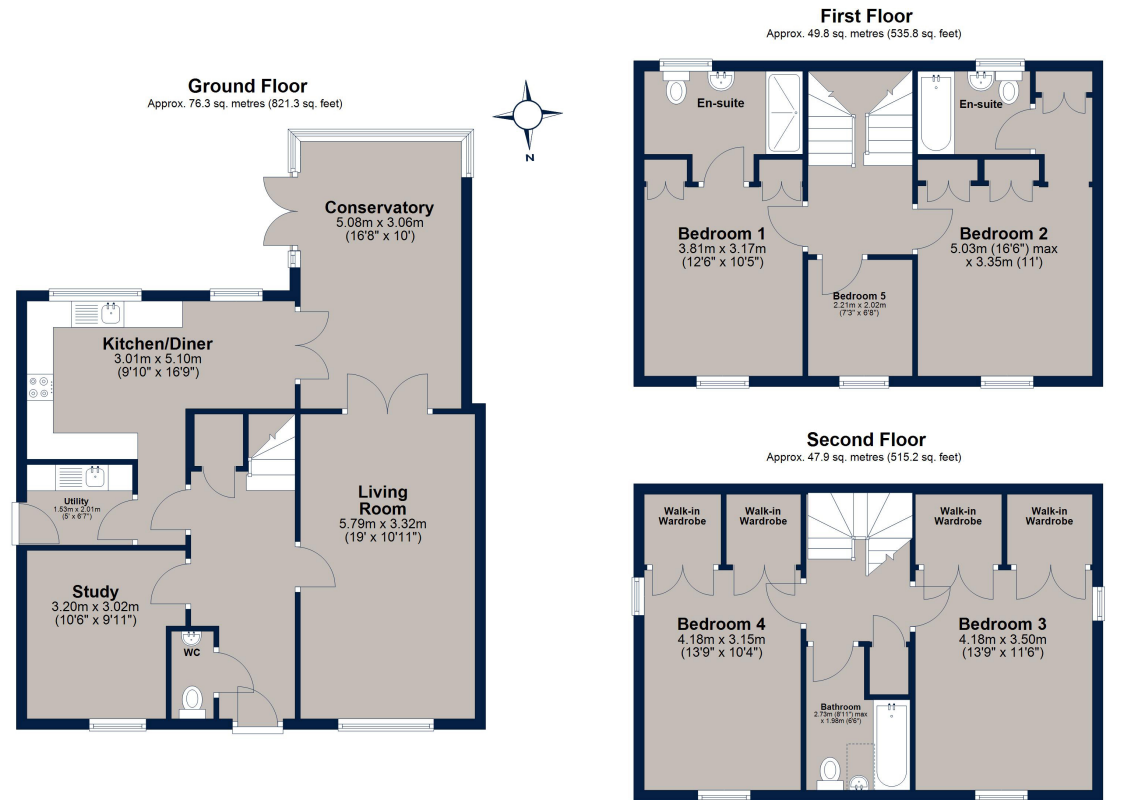
BATHROOM:

DOUBLE GARAGE:





# The Beeches, Uppingham



Total area: approx. 173.9 sq. metres (1872.3 sq. feet)



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

