



Ash Close, Uppingham

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

A beautifully presented four-bedroom detached family home, occupying a delightful position with an attractive landscaped garden, generous driveway, garage and versatile home office/study.

- Well presented detached family home
- Stylish open-plan kitchen/dining room
- Ground floor cloakroom/WC
- Garage & Block-paved driveway providing ample off-road parking
- Ideal family home in a popular residential location
- Four bedrooms
- Versatile study/home office
- En-suite to the principal bedroom
- Beautifully landscaped tiered rear garden





Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

A beautifully presented four-bedroom detached family home, occupying a delightful position with an attractive landscaped garden, generous driveway, garage and versatile home office/study.

Well maintained throughout, this spacious family home offers a superb balance of contemporary living and practical accommodation, making it an ideal choice for growing families.

The welcoming entrance hall immediately creates a wonderful first impression, leading through to a bright and spacious living room featuring attractive wooden flooring, a beautiful feature fireplace and a large picture window allowing natural light to flood the room. To the rear of the property is a stylish open-plan kitchen/dining room, fitted with an excellent range of shaker-style units complemented by solid wood worktops and integrated appliances. The generous dining space provides the perfect setting for both everyday family life and entertaining, with direct access to the rear garden through patio doors.

Completing the ground floor is a highly versatile study, ideal for those working from home, alongside a convenient cloakroom/WC.

The first floor offers four well-proportioned bedrooms. The principal bedroom enjoys the luxury of its own en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom. Bedroom four also offers flexibility as a nursery, dressing room or additional home office.

Outside, the property continues to impress. To the front is a block-paved driveway providing ample off-road parking and access to the integral garage. The rear garden has been thoughtfully landscaped to create a fantastic outdoor entertaining space, featuring attractive stone retaining walls, tiered timber sleeper beds, colourful planting and multiple seating areas. Offering a high degree of privacy, it provides the perfect space to relax, entertain guests or enjoy family time throughout the warmer months.

Uppingham is a highly desirable and historic market town, well known for its charming streets, independent boutiques, cafes, restaurants, and excellent everyday amenities. The town is particularly popular with families due to its highly regarded schooling, including the renowned Uppingham School, along with good primary schooling options nearby. Surrounded by attractive Rutland countryside, the area offers excellent walking and outdoor pursuits, with easy access to Rutland Water for sailing, cycling, and leisure activities. There are also strong road links to nearby centres including Oakham, Stamford, Leicester and Peterborough, with mainline rail services available from nearby stations connecting to London and beyond.



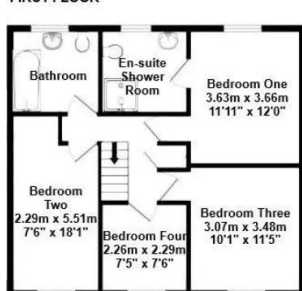
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GROUND FLOOR



Not to scale - for identification purposes only

FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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