



BAYLEY CLOSE  
UPPINGHAM, RUTLAND

JAMES  
SELLICKS

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25 Bayley Close  
Uppingham, Oakham  
Rutland LE15 9TG

AN IMMACULATELY PRESENTED AND DECEPTIVELY SPACIOUS FOUR-BEDROOM DETACHED HOME, SITTING IN A QUIET CUL-DE-SAC WITH A SOUTH-FACING GARDEN AND ONLY A SHORT WALK FROM UPPINGHAM TOWN CENTRE.

Open Plan Living Kitchen | Sitting Room | Study |  
Downstairs WC | Master En-suite Bedroom | Three  
Further Bedrooms | Family Bathroom | Off-Road  
Parking & Garage | Private Rear Garden | EPC - C

#### ACCOMMODATION

Enter the property into an entrance hall with stairs rising to the first floor, access to the downstairs WC and doors to the ground floor accommodation.

Straight ahead you is the impressive open plan living kitchen spanning the width of the property with bi-folding doors opening out to a raised deck and the garden beyond. The kitchen area has a comprehensive range of floor standing and wall mounted cupboards units, an integrated gas hob with extractor over, integrated dishwasher, stainless steel sink, fridge freezer, double ovens and a microwave oven. The living room/diner has plenty of space for both dining and seating areas and floor to ceiling windows and doors covering two elevations allowing plenty of light. Just off the kitchen is a useful second reception room, currently being used as a ground floor study. Double doors lead from the kitchen into a separate sitting room that has a large picture window to the front and another door leading back into the entrance hall.

To the first floor there are four good sized bedrooms and a family bathroom. The main bedroom sits to the rear of the property with a

large window looking over the garden, built in wardrobes and is complemented by an ensuite shower room. Bedroom two and three are generous size doubles both with built-in wardrobes and bedroom four, although the smallest, still offers a good-sized single bedroom. The further three bedrooms are served by the family bathroom with P-shaped bath with shower over, low flush lavatory and pedestal wash hand basin.

#### OUTSIDE

To the outside there is plenty of parking on driveway that provides access to the garage. To the side of the property there is a pathway leading to the rear garden that also provides access to the storage space at the rear of the garage. The rear garden is predominantly laid to lawn with a raised deck sitting off the open plan living kitchen. The current owners have a built a lovely timber summerhouse to the back-left corner and the garden is hedged and fenced on all sides providing a good degree of privacy and security. With the garden being south facing it benefits from the sun for the majority of the day however there are but there are some mature trees surrounding that provide some much-needed shade.

This wonderful four-bedroom detached property's is offered to the market with the agent strongest recommendation for an internal inspection and must be viewed to be appreciated.

#### 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.

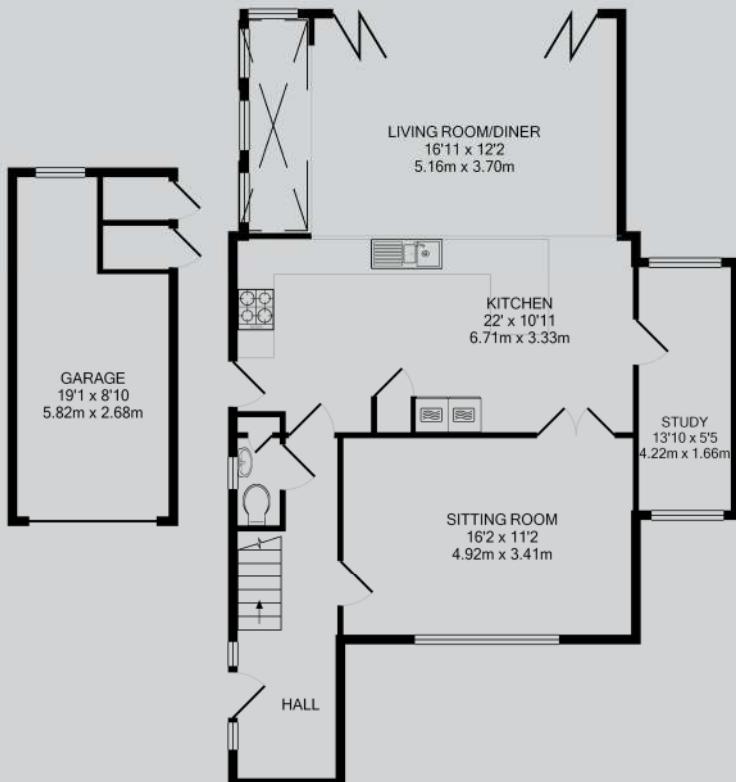




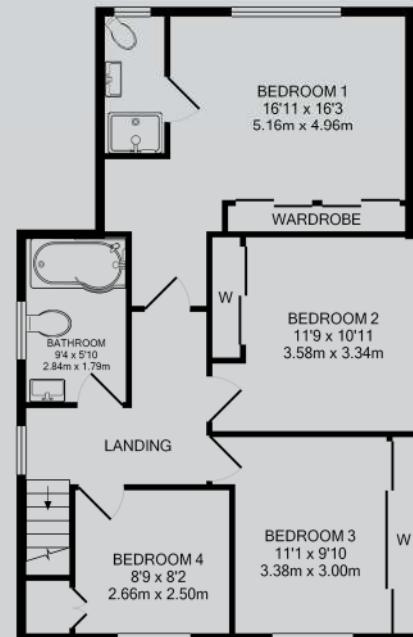
## 25 Bayley Close, Uppingham, Oakham, Rutland LE15 9TG

House Total Approx Gross Internal Floor Area = 1717.91 sq. ft / 159.6 sq. m

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



GROUND FLOOR



1ST FLOOR

### 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 right onto High St West. Bear left onto Stockerston Road, continue on until you reach your last right-hand turn onto Bayley Close.

### SERVICES & COUNCIL TAX

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

### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

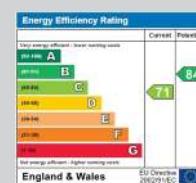
### Measurements and Other Information

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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