



2 Queen Street
Uppingham | Rutland | LE15

FINE & COUNTRY

KEY FEATURES



- A Non-Listed Mid-Terrace Georgian Townhouse
- Situated within Walking Distance to Local Amenities
- Entrance Hall, Sitting Room and a Kitchen/Dining Room
- Converted Basement Ideal as a Snug, Playroom or Office
- Three Bedrooms and a Family Bathroom with Dressing Room
- A Small Courtyard Accessible from the Kitchen
- Total Accommodation Extends to 1164 Sq.Ft.
- Offered with No Onward Chain



A handsome, red brick, Georgian townhouse set over four floors overlooks some beautiful historic stone buildings in the heart of the bustling market town of Uppingham. Thankfully not listed but in a Conservation Area, the property provides three double bedrooms, a very large family bathroom which includes a dressing area, a kitchen dining room stretching front to back, a living room and a spacious and comfortable basement. A small, high-sided courtyard affords an outside area from the back door.

Whether as a characterful home for a family, couple or individual or for holiday letting, this charming property is very warm and comfortable, presented in excellent order and is

on the market with no chain. Everything the lively town has to offer is on the doorstep or within a short walk beyond which is beautiful Rutland countryside with its pretty villages and delightful county town of Oakham.

Approached from the street, a burgeoning wisteria softening the façade, the front door opens into a hallway where you are immediately struck by the original decorative features. Generally, throughout the house, ceilings are high and the Georgian style, double-glazed uPvc windows to the front allow in a good amount of natural light.





The kitchen lies to the left, the living room or perhaps dining room – the accommodation is flexible – is to the right. A simple fireplace for an open fire is a cosy feature in the living room whilst a range-style gas cooker nestles in the chimney breast in the kitchen. Space is for a dining table, a fitted dresser and base and wall units provide generous storage, a fridge is integrated, and an under-counter dishwasher and washing machine are included in the sale of the property. A door at the back of the kitchen opens into a small, walled and paved courtyard where there is room for sitting in fresh air with a cup of coffee or for a few people to eat outside.

Back inside, stairs from the hall descend into a sizeable basement, a comfortable, dry space – “like a second living room,” states the owner - with a window into an area below ground level at the front of the property. A door opens into this area where steps give access to the street level.

Ascending the stairs from the hall, the principal bedroom is on the first floor which benefits built-in wardrobes with further storage above and being opposite the bathroom. This also has built-in wardrobes and cupboards in a dressing area to the front which leads on into the tiled bathroom at the back fitted with a bath with shower over, a washbasin and WC. Two more bedrooms occupy the second floor, one especially deep stretching front to back into the eaves.

Parking is available nearby either on the street with a permit or in the car park a few metres away.



“We were attracted to the property because of its blend of period charm with a cottagey appeal at the same time,” enthuses the owner. “It was the location though that was of prime importance; we have family in the area so know what a buzzing, lively place Uppingham is with so much to do and see in the town and the surrounding area. For instance, Rutland Water with all its outdoor activities is only about a ten minute drive.”

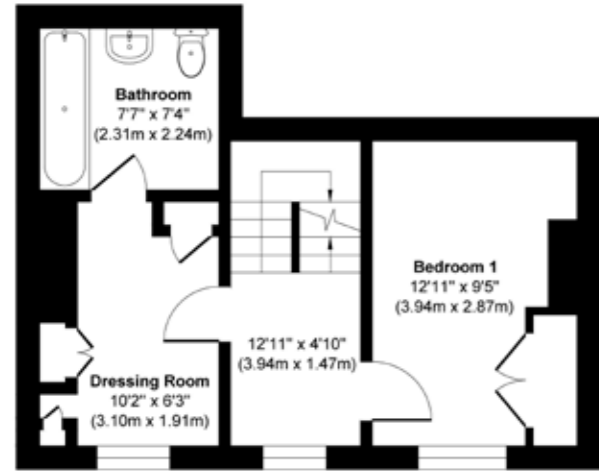
“We have rented out the house for holiday lets; in fact, it is booked up until September this year (2024) but could become someone’s private home after that time. The boiler is only just over two years old and most of the furniture is available under separate negotiation, if required.”

Uppingham has been a functioning market town since the 14th century. It has the only fatstock show in the country still to be held in temporary penning in a traditional market town, with farmers bringing their livestock just prior

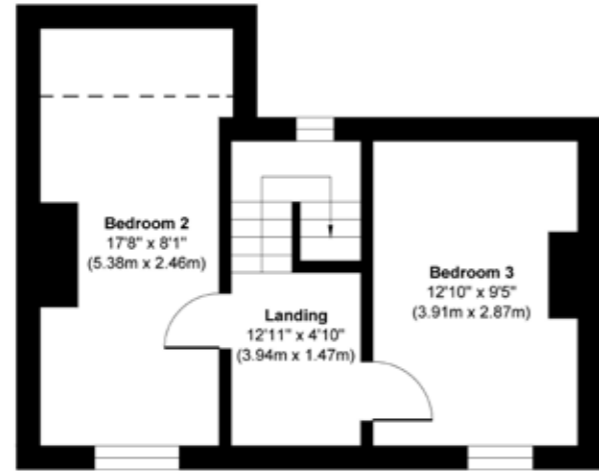
to Christmas to enter them into many judging categories. Art and culture is also very important to Uppingham with its own theatre and no less than six art galleries including the well-known Goldmark Gallery. There are numerous shops, restaurants and cafes as well as clubs, classes and sports facilities together with Uppingham School’s amenities which are available for use by the town’s residents.

Lying off the A47 between Leicester and Peterborough, Uppingham is 6 miles south of Rutland’s county town, Oakham, and even closer to Rutland Water with its many outdoor pursuits. Road and rail links are excellent with Corby train station, with its fast direct services to London, around a 20 minute drive, and the A1 a similar distance. Peterborough is about a 35 minute drive and also has direct trains to London, the fastest taking around 45 minutes making a commute to London, and other cities to the North and West, perfectly feasible.

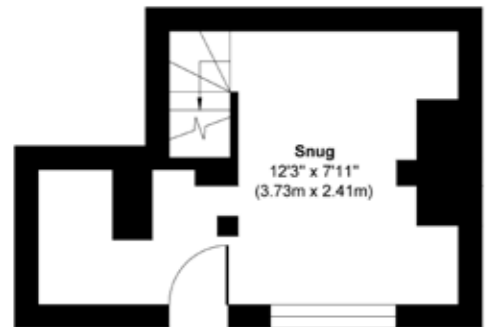




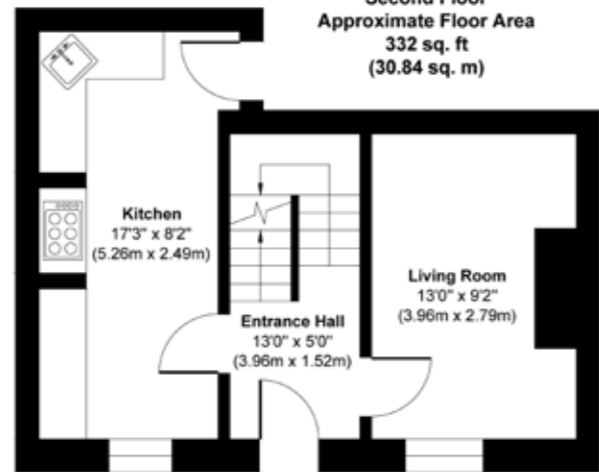
First Floor
Approximate Floor Area
329 sq. ft
(30.56 sq. m)



Second Floor
Approximate Floor Area
332 sq. ft
(30.84 sq. m)



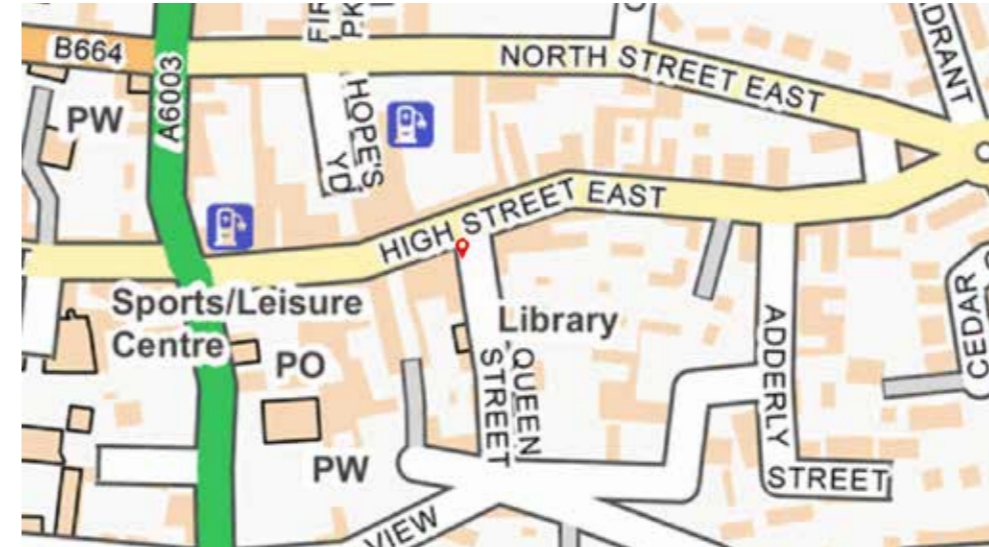
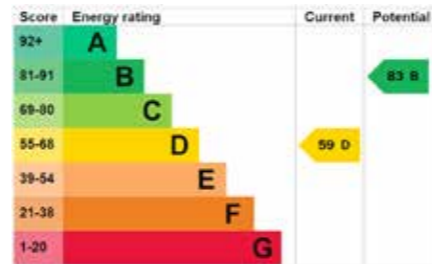
Basement
Approximate Floor Area
173 sq. ft
(16.07 sq. m)



Ground Floor
Approximate Floor Area
330 sq. ft
(30.65 sq. m)

Approx. Gross Internal Floor Area 1164 sq. ft / 108.12 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage and Gas Central Heating

Council Tax Band: C

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

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