



CEDAR CLOSE
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... A DETACHED BUNGALOW READY FOR TRANSFORMATION ...”

A two-bedroom detached bungalow on Cedar Close in Uppingham, with a single garage, driveway parking and a private rear garden. Presented in original condition throughout, the property offers an exciting opportunity for a full scheme of modernisation, in a town well known for its independent shops, cafés and high street.

Two Bedroom Detached Bungalow • Sitting Room • Kitchen • Bathroom •
Single Garage • Off-Road Parking • Private Rear Garden • WC • NO CHAIN

Accommodation

Enter through the front door into a porch, which leads into the kitchen, fitted in a practical horseshoe layout with space for a gas cooker, undercounter appliances and casual dining.

To the front is the principal bedroom, with the family bathroom and second bedroom further along the hall. At the rear, the hallway opens into a generously proportioned sitting room, with a large window framing the rear garden.

A rear porch lies beyond, providing a useful secondary entrance with a door opening directly onto the garden, and giving access to the downstairs WC.

Outside

To the front, the garden is laid to lawn, framed by well-established shrub and flower borders. A single garage sits to the side of the property, with driveway parking in front.

The enclosed rear garden is laid largely to patio, with established shrub borders, a greenhouse and garden shed. The garden offers plenty of scope for a new owner to reshape and improve the space to suit their own requirements.



Location

Uppingham is a picturesque market town in Rutland, known for its rich history, vibrant arts scene, and strong community spirit. Often called "Stamford in miniature," it features honey-hued stone buildings, cobbled streets, and a welcoming atmosphere. The town offers an eclectic mix of boutique shops and restaurants around the Market Square and High Street. Excellent primary and secondary schools serve the area. Conveniently located near the A47, Uppingham provides easy access to Leicester, Peterborough, Corby, and Kettering—all with mainline train services to London in under an hour.

Services & Council Tax

The property is offered to the market with all mains services and Electric central heating.

Rutland County Council – Tax Band C

Tenure

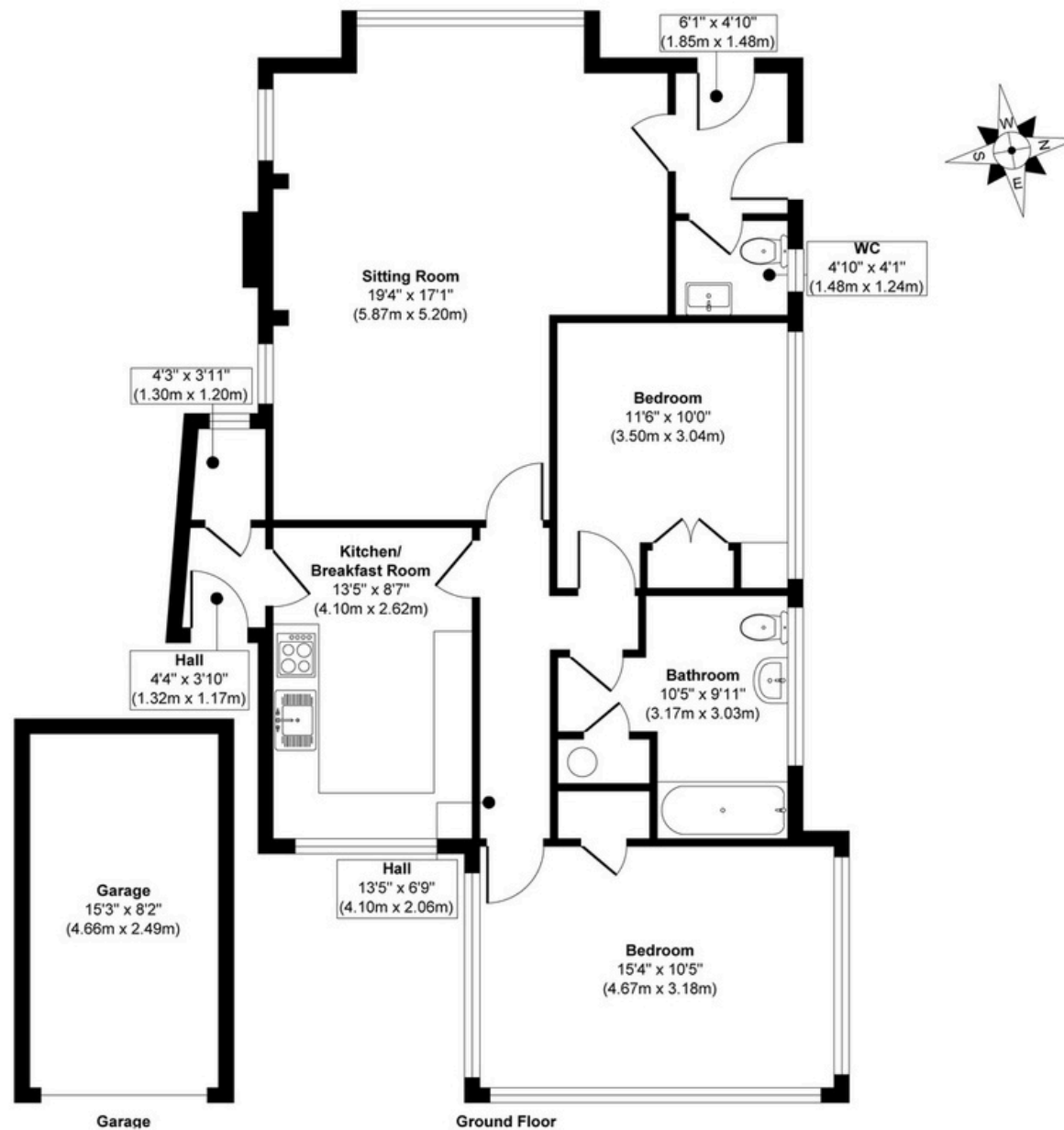
Freehold



4 Cedar Close Uppingham, Oakham, LE15 9PT

House Total Approx. Gross Internal Floor Area incl. Garage = **1075 ft² / 100 m²**

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





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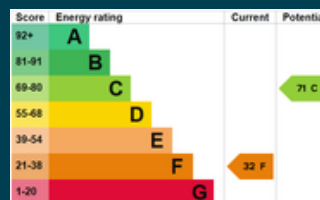
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Measurements and Other Information

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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