

Oak Close  
Uppingham  
Oakham  
LE15 9SU

£330,000



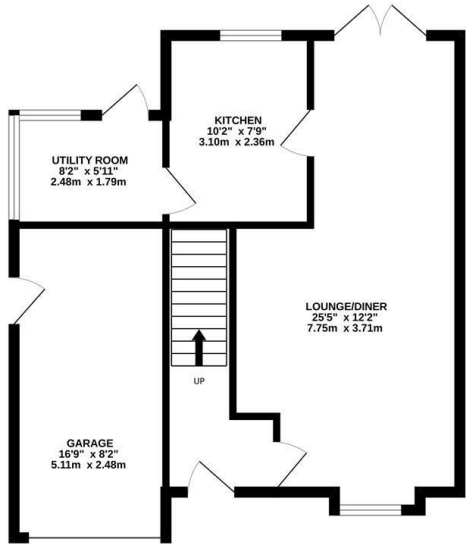
OSCAR JAMES

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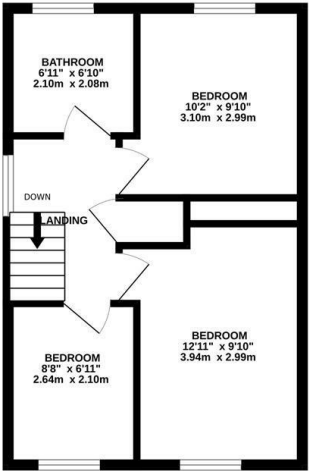


# FLOOR PLANS

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Large lounge diner provides ample space and natural light



Kitchen further benefits from having a separate utility room



Three sizeable bedrooms to the first floor



Modern family bathroom is found on the first floor



Rear garden is a fantastic size, offering plenty of outdoors space



The driveway offers lots of off road parking + single garage too





## WHAT'S GREAT?

### "Space Meets Style"

This attractive and well-maintained three-bedroom detached modern home offers an excellent opportunity for families and buyers seeking comfortable, versatile living in a highly convenient location. Set towards the end of a pleasant and peaceful cul-de-sac, the property enjoys a quiet residential setting while remaining within easy walking distance of the local primary school, town-centre shops, cafés, and everyday amenities.

The house is approached via a private driveway providing generous off-road parking and giving access to a single garage. To the rear, a spacious and enclosed garden provides an ideal space for children, pets, outdoor dining, and gardening enthusiasts, and offers plentiful space!

Internally, the property benefits from gas central heating, full double glazing, and a bright, tastefully presented interior. A notable advantage is the current full planning permission for a two-storey side extension to the west elevation and a single-storey side extension to the

east. This offers excellent scope for future development, allowing the next owners the option to significantly increase the size and flexibility of the living accommodation.

The existing layout is arranged over two floors and is well suited to modern family life:  
Ground Floor:

A welcoming Entrance Hall leads to an attractive open-plan Lounge/Diner with good natural light and ample space for both seating and dining areas. The Kitchen provides a practical and functional workspace with direct access to a useful Utility Room, ideal for laundry, storage, and day-to-day household needs.

First Floor:

The upper floor offers three well-proportioned Bedrooms, each enjoying pleasant outlooks, along with a smartly refitted contemporary Bathroom.

Overall, this is a superb opportunity to acquire a well-presented detached home in a sought-after residential area within Uppingham, with the added benefit of significant extension potential. Get in touch with Oscar James for more details

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# SELLER'S SECRET

The house has planning permission granted, so if the next owners want to make use of that the property has excellent potential to grow due to the size of the plot!



## Why we like it....

This excellent property is very well located within the lovely location that is Uppingham, in a quiet cul-de-sac but just a short distance to all of the local amenities too!

# OSCAR JAMES

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To buy or not to buy....

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