

# Leamington Terrace

## Uppingham

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- Beautiful Grade II Listed Property
- Original character features throughout
- Accommodation arranged over four storeys
- Open views across roof tops and open countryside
- Two reception rooms
- Open-plan Kitchen/diner - Utility room
- Four double bedrooms
- Enclosed mature gardens and patio/courtyard area



## The Property

Leamington House is an elegant and stunning Grade II Listed period townhouse, positioned in the centre of Uppingham boasting far reaching views over rooftop, countryside and beyond. The property is known to date back to late 17th Century and retains a wealth of character features throughout, including exposed beams, high ceilings, cast iron radiators, panelled walls, sash windows, window seats and oak flooring.

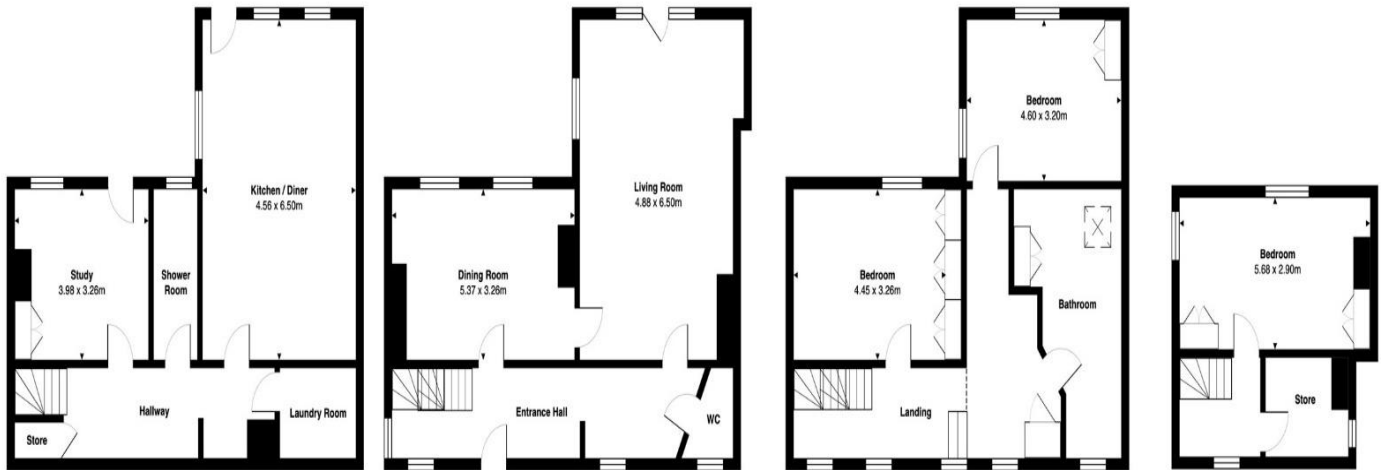
The property has accommodation arranged over four storeys and is entered from the upper ground level into a spacious hallway where you are immediately presented with the character and charm the property has to offer. There is a dining room, large sitting room and WC on the upper ground floor.

The dining room has two sash windows overlooking the south aspect, exposed wooden flooring and an open fire. The sitting room benefits from a wealth of light that floods the room via an east facing casement window and a stunning south facing feature window. This room has high ceilings along with an open fire with bespoke stone mantle. An open spindle staircase leads down to the lower ground floor where the kitchen, utility room, shower room and fourth double bedroom/additional reception room.

The hallway gives access to a utility room and the kitchen/dining room. The kitchen has been re-fitted with a stunning country kitchen with granite work surfaces, integrated appliances including a dishwasher, bin storage and microwave. Original flagstone flooring adds to the character and overall country feel the kitchen has to offer. There is a wood burning stove and a range master gas hob and electric oven.



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The fourth bedroom/reception room offers flexibility and could easily lend itself as an office, with doors leading out to the garden.

On the first floor there are two double bedrooms both benefiting from built-in wardrobes and a large family bathroom which is fitted with a four-piece suite. There is a further double bedroom on the second floor along with an attic room, ideal for storage.

### Outside

The grounds of Leamington House also benefit from a range of refurbished outbuildings which comprise a garden store, greenhouse and log store. Steps lead down to a gravel area which can be accessed via wooden gates off Spring Back Way and provide off road parking for at least three vehicles. Resident permit parking can also be purchased for parking on Spring Back Way.

**EPC Rating: Exempt**  
**Tenure: Freehold**





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