



62 Ayston Road, Uppingham - LE15 9RL

In Excess of £410,000

EASTAWAY

Renovated and 1930s home with stunning kitchen extension, large private garden, driveway parking, original features and log burner. Prime Uppingham location close to schools and town.



Council Tax band: C

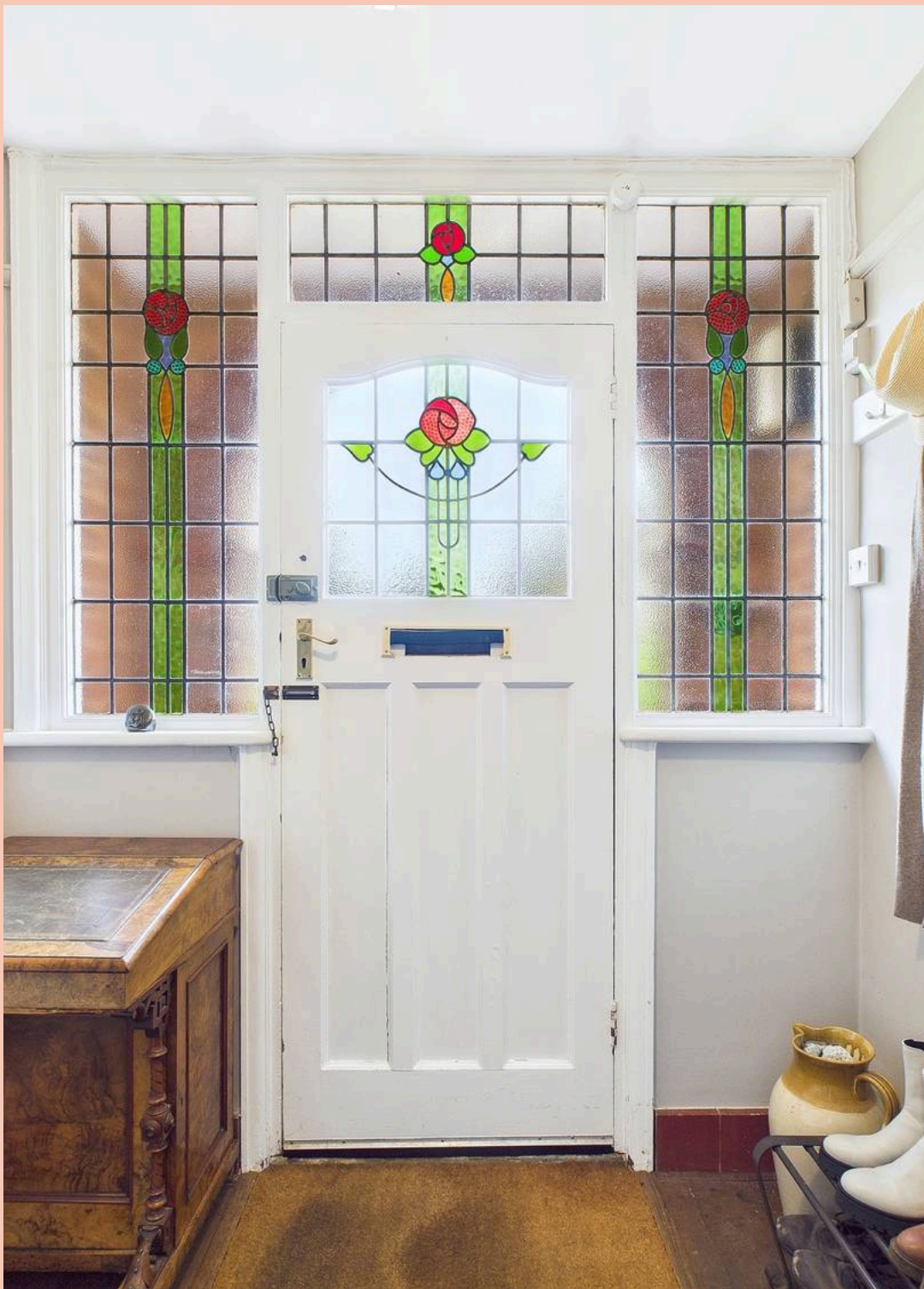
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Situated in the desirable market town of Uppingham with excellent schools, great amenities and easy access to surrounding areas
- Beautifully renovated and extended 1930s semi-detached home
- Large enclosed rear garden with patio and brick-built garden store (perfect for a home office or studio)
- Two spacious double bedrooms and a further small third double
- Open-plan kitchen, dining and sitting area with bifold doors to the garden
- Original character throughout including doors and stained-glass entrance
- Off-street driveway parking





What the owner told us...

This house has been part of our family for over 40 years, and from the very beginning it just felt like home. There's always been something warm and welcoming about it, from the character of the original 1930s features to the way the space flows so naturally for everyday life.

We've especially loved how the kitchen, dining area and garden all connect together. In the summer, the doors open up and the whole space becomes really sociable and easy to enjoy with family and friends, while in the winter the living room and log burner make the house feel incredibly cosy and comforting.

Our Thoughts...

Homes like this are popular for a reason. You've got the character and charm people love from a 1930s home, but with the practical improvements and open living spaces that modern buyers are really looking for.

The extended kitchen and dining area is undoubtedly the heart of the house. It's bright, spacious and designed around day to day living, with everything flowing naturally out towards the garden. The living room balances this perfectly, offering a more relaxed and cosy space with the bay window and log burner adding real warmth and personality.

Upstairs, the bedrooms are all well proportioned and filled with natural light, while outside the garden gives you a great mix of privacy, usable space and low maintenance living. The brick built garden store also adds flexibility, whether that's for storage now or potentially a home office, gym or studio in the future.

And then there's the location. Ayston Road sits within one of Rutland's most loved market towns, with excellent schools, independent shops, cafés and everyday amenities all close by. Combined with the easy access to Stamford, Oakham and Rutland Water, this is the kind of home that genuinely works for every stage of life.









Hallway

15' 2" x 6' 10" (4.63m x 2.09m)

Living Room

15' 11" x 12' 3" (4.84m x 3.74m)

Kitchen

12' 8" x 12' 4" (3.86m x 3.76m)

Living / Dining Area

8' 8" x 18' 6" (2.65m x 5.65m)

Utility Room

9' 6" x 6' 11" (2.90m x 2.11m)

Ground Floor WC

4' 7" x 2' 5" (1.39m x 0.73m)

Landing

7' 9" x 3' 5" (2.35m x 1.04m)

Principal Bedroom

14' 0" x 12' 6" (4.26m x 3.80m)

Bedroom 2

13' 0" x 11' 1" (3.97m x 3.37m)

Bedroom 3

9' 2" x 6' 11" (2.80m x 2.11m)

Bathroom

9' 7" x 8' 6" (2.92m x 2.58m)

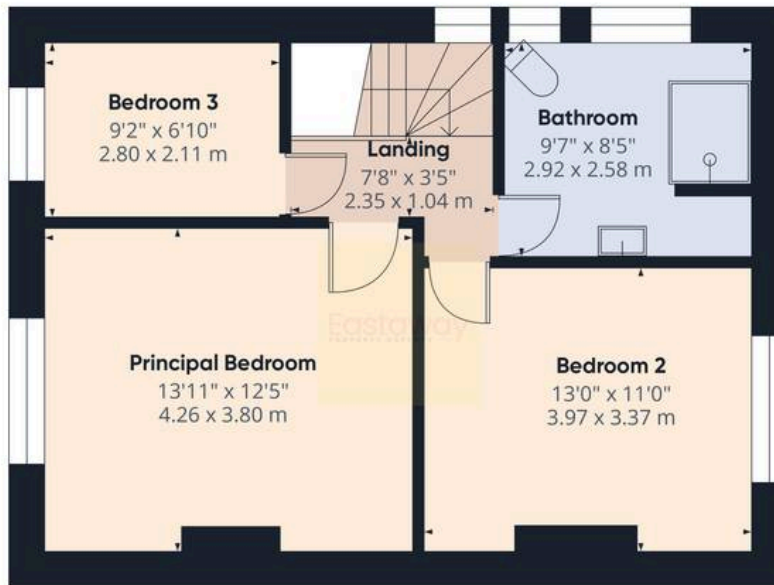
Garden Store

10' 9" x 7' 10" (3.27m x 2.39m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1258 ft²

116.7 m²

Reduced headroom

4 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
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