



LIME TREE AVENUE
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... FOUR-BEDROOM DETACHED HOME ...”

A well-presented, four-bedroom detached home with off-road parking, garaging and a private rear garden, situated within short walking distance of the popular town centre of Uppingham.

Breakfast Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Single Garage • Private Rear Garden • Walking Distance to Town Centre • EER - C •

Accommodation

The spacious entrance hall has stairs rising to the first floor and doors to the ground floor accommodation. To the right is the well-proportioned living room with a bay window to the front, a feature fireplace with a gas fire inset and a door opening into the dining room. The dining room sits to the rear of the property with a French door that opens out to the garden and a door into the kitchen. The breakfast kitchen sits adjacent to the dining room, featuring a good range of fitted units, a variety of integrated appliances, space for further free-standing appliances and a breakfast table. The utility room sits just off the kitchen offering space for white goods and a door opening out to the rear garden.

To the first floor there are four bedrooms and two bath/shower rooms. The primary bedroom suite is a fantastic size complete with a dressing area featuring built-in wardrobes and an ensuite shower room. There are three further double bedrooms, all served by a family bathroom. The family bathroom comprises a bath, separate shower, wash hand basin and low flush lavatory.

Outside

To the front of the property is a small front garden, mainly laid to lawn with mature soft planting and a pathway leading to the front door. To the left is a tarmac driveway providing off-road parking for three cars and access to the detached single garage. The private rear garden is mainly laid to lawn with two seating areas and mature planting.



Location

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street. There are several excellent primary and secondary schools in the area. Situated close to the A47, Uppingham is well located for Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band E

Tenure

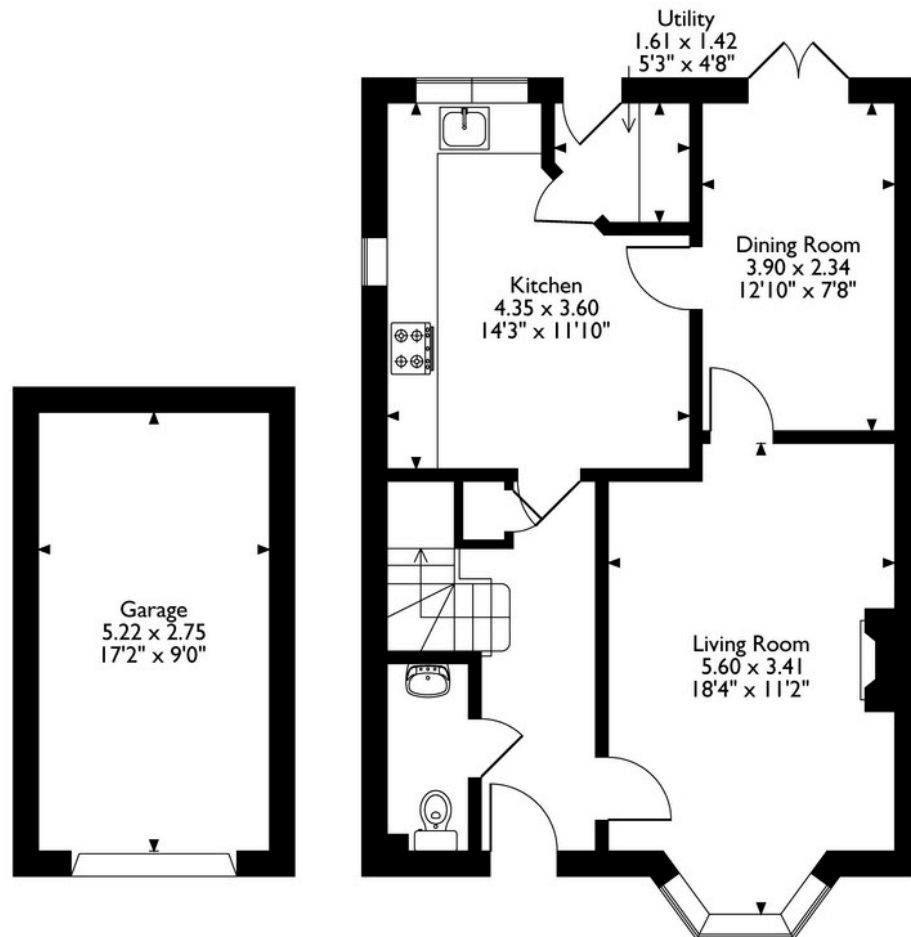
Freehold



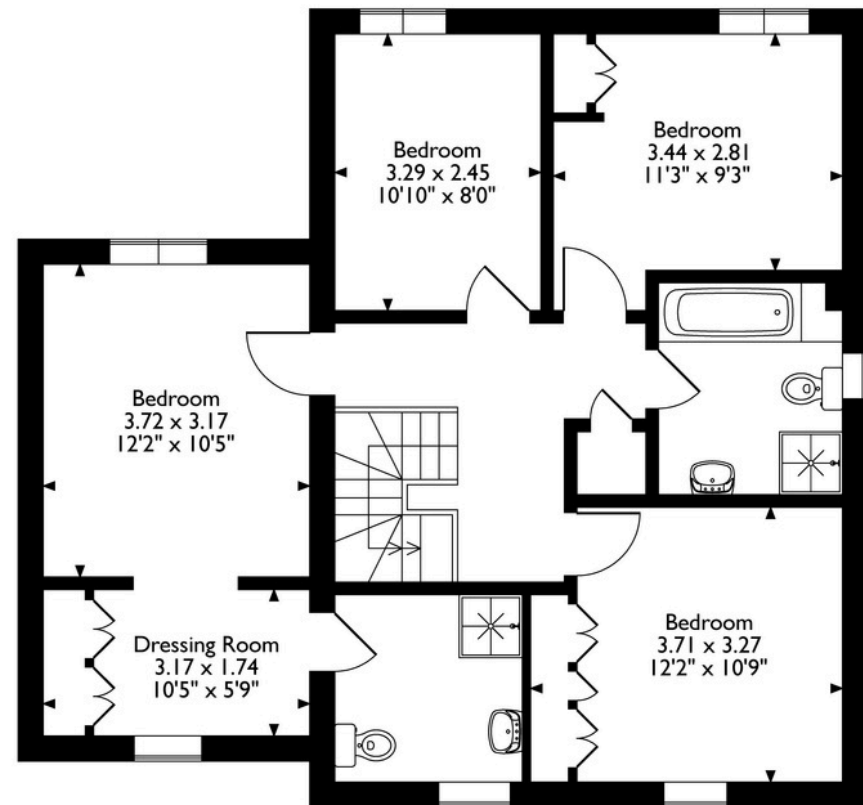
37 Lime Tree Avenue, Oakham, Rutland LE15 9SS

House Total Approx. Gross Internal Floor Area incl. Garage = 1529 ft² / 142 m²

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



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	84 B

Important Notice

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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.

