



**Ullswater Avenue  
Edith Weston LE15 8JD**



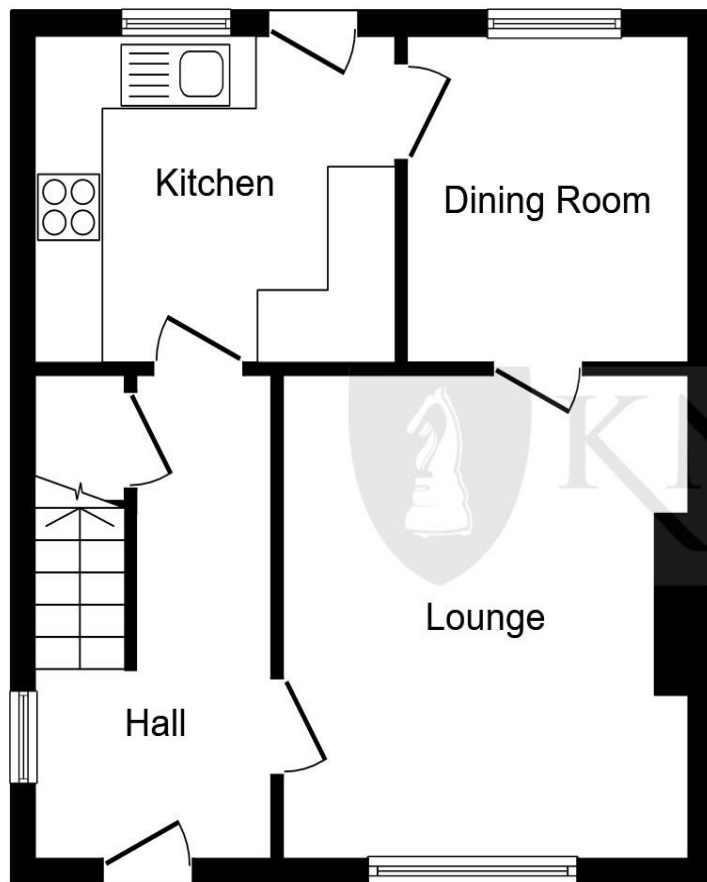
**KNIGHT**  
PARTNERSHIP



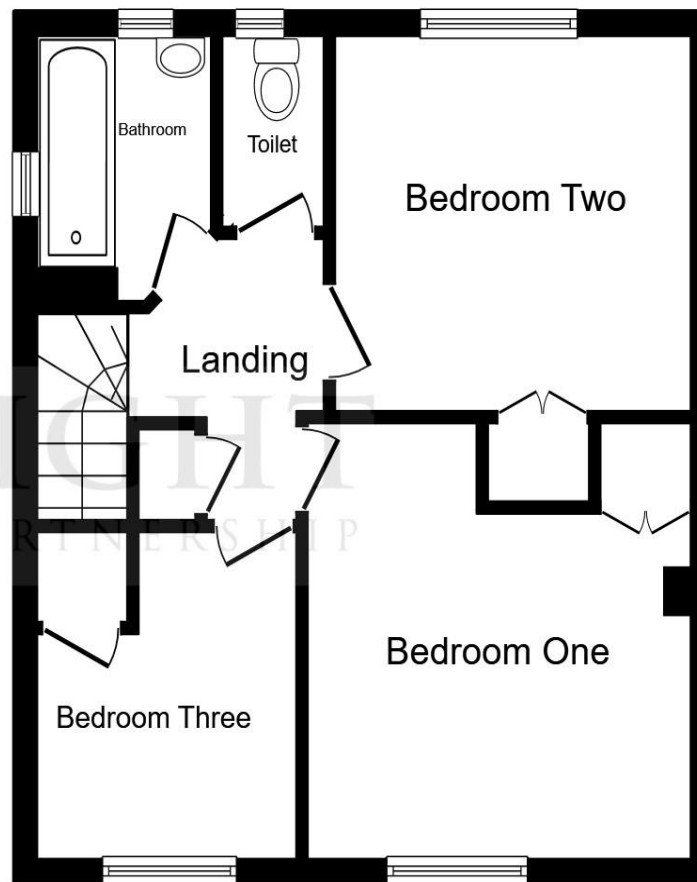
## *Welcome to* **Ullswater Avenue**

Ideal for a first time or investment buyer is this generously proportioned home, well-kept and well- presented whilst offering potential to extend STPP. Located in the sought after village of Edith Weston with good access to the local market towns of Oakham and Stamford.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

12' 2" x 14' ( 3.71m x 4.27m )

**Dining Room**

9' 5" x 8' 10" ( 2.87m x 2.69m )

**Kitchen**

9' 5" x 11' 10" ( 2.87m x 3.61m )

**Stairs & Landing**

**Bedroom One**

12' 3" x 12' 8" ( 3.73m x 3.86m )

**Bedroom Two**

12' 3" x 9' 5" ( 3.73m x 2.87m )

**Bedroom Three**

9' 3" x 8' ( 2.82m x 2.44m )

**Bathroom**

**Cloakroom**

**Outside**

**Front & Rear Garden**

**Two Allocated Parking Spaces**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

*Welcome to*

## Ullswater Avenue

- Well-appointed and presented Family Home
- Spacious Bedrooms with Built in Storage
- Lounge with Feature Fireplace
- Kitchen & Separate Dining Room
- Sought After Village Location
- Allocated Off Road Parking
- Generous Enclosed Garden

Tenure: Freehold EPC Rating: D

guide price

**£260,000**

A well-appointed family home located in the sought after village of Edith Weston with local amenities including a Primary School, village shop and pub situated on the south shore of Rutland Water. The property is well-presented and configured to offer accommodation comprising; Entrance Hall with door through to the lounge fitted with a feature fireplace and door through to the dining room. Also from the hall is a door through to the kitchen with space for cooker, fridge/freezer and both a washing machine and tumble dryer, from the kitchen is another door into the dining room. There is a part glazed door opening from the kitchen onto the garden.

Upstairs are three well balanced bedrooms all with built in wardrobes or storage, the bathroom is configured to offer a bath with shower over and basin with a separate WC.

Outside the property lies behind a lawned front garden with gated side access to the enclosed rear garden mainly laid to lawn with a deck and garden shed.

The property also benefits from two allocated off road parking spaces to the front.



Please note the marker reflects the postcode not the actual property

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