



29 Lime Tree Avenue, Uppingham, LE15 9SS

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Detached Family House
- Sought After Location
- Spacious Living Room
- Kitchen & Breakfast Room
- Four Double Bedrooms
- Three Piece Family Bathroom & En-Suite Shower Room
- Detached Single Garage
- Car Port & Off-Road Parking
- EPC Rating C
- Freehold

Guide price £450,000 - £475,000





**\*\* GUIDE PRICE £450,000 - £475,000 \*\***

Located within the sought-after town of Uppingham, just a short walk from the town centre is this well-maintained detached family home. The property includes two reception rooms, a kitchen breakfast room, a utility room, four generously sized double bedrooms, a family bathroom, an en-suite shower room, a carport, a single garage, and a private rear garden. Immediate internal viewings are recommended.

Upon entering through the front door, you step into the spacious entrance hallway filled with natural light. The ground floor includes a convenient downstairs WC and a staircase leading to the first-floor landing. The elegant living room is situated towards the front of the property, benefiting from abundant natural light through the bay window overlooking the front aspect. The spacious kitchen breakfast room is positioned at the rear, equipped with ample wall-to-floor base units and a breakfast bar. The utility room, adjacent to the kitchen, provides access to the rear garden. Completing the ground floor is the dining room with French doors, offering seamless indoor-outdoor living. The first-floor landing leads to four generously sized double bedrooms, three of which feature built-in storage for added convenience. The main bedroom includes a practical en-suite shower room and a walk-through dressing room. The family bathroom features a four-piece suite, including a bath and a separate shower.

Situated on a desirable corner plot at the end of a tranquil no-through road in Uppingham, the property provides a private driveway with off-road parking for multiple vehicles and gated access to a detached garage. The rear garden is mostly laid to lawn with a patio area and enclosed by a brick wall, ensuring added privacy.

Entrance Hall 4.42m x 1.40m (14'6" x 4'7")

WC 2.25m x 0.97m (7'5" x 3'2")

Living Room 4.84m x 3.35m (15'11" x 11'0")

Kitchen 4.30m x 3.54m (14'1" x 11'7")

Dining Room 3.90m x 2.33m (12'10" x 7'7")

Utility Room 1.69m x 1.43m (5'6" x 4'8")

First Floor Landing 3.70m x 3.10m (12'1" x 10'2")

Bedroom One 3.74m x 3.11m (12'4" x 10'2")

Ensuite 2.29m x 2.12m (7'6" x 7'0")

Bedroom Two 3.28m x 3.14m (10'10" x 10'4")

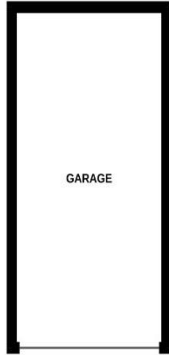
Bedroom Three 3.48m x 2.86m (11'5" x 9'5")

Bedroom Four 3.31m x 2.42m (10'11" x 7'11")

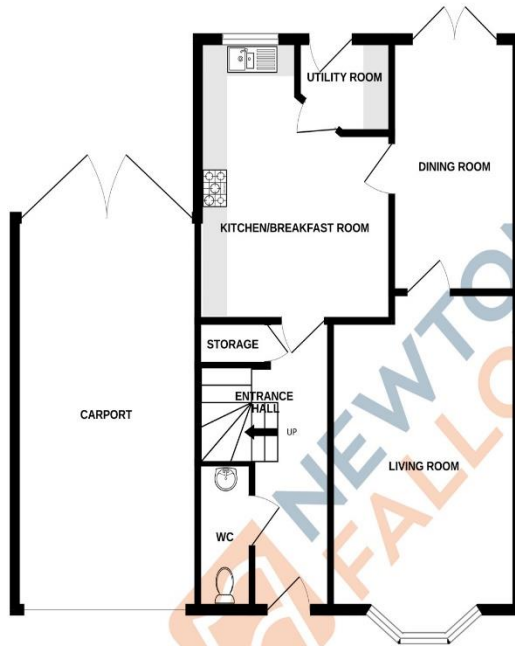
Bathroom 2.56m x 2.16m (8'5" x 7'1")

Garage 5.20m x 2.73m (17'1" x 9'0")

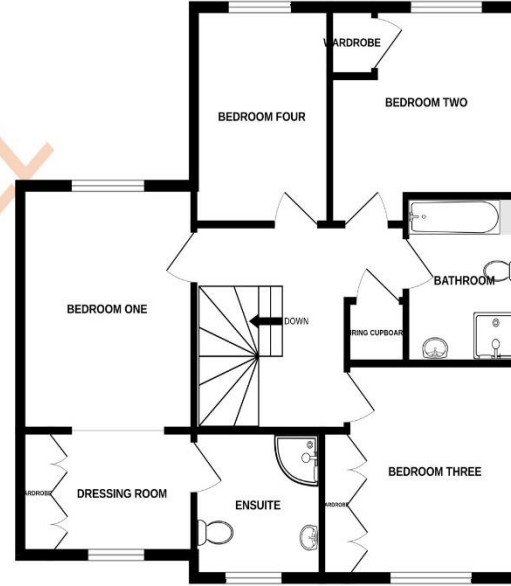
GARAGE  
155 sq.ft. (14.4 sq.m.) approx.



GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (69.0 sq.m.) approx.



LIME TREE AVENUE, UPPINGHAM LE15 9SS

TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: E

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.