



43 Firs Avenue, Uppingham, Uppingham, LE15 9RE

 **NEWTON FALLOWELL**

4 3 1

Key Features

- Modern Townhouse
- Four Double Bedrooms
- Three Storey
- Two En-Suite Bathrooms
- Re-Fitted Kitchen
- Presented To A High Standard
- Driveway & Garage
- Enclosed Rear Garden
- EPC Rating C
- Freehold

Guide price £350,000 -
£375,000





A modern and well-presented four-bedroom end terrace townhouse situated in the sought-after historic town of Uppingham. Situated on a popular estate, within walking distance to the town centre, local schools, and amenities. The property offers flexible spacious accommodation arranged over three floors including a light and airy living room, a refitted kitchen/diner, four double bedrooms, two en-suites, a ground-floor shower room, a utility room, landscaped rear garden, driveway, and a single garage.

The spacious entrance hall provides access to the ground floor accommodation, with bedrooms three and four, plus the ground-floor family shower-room, and the utility room. The utility room offers floor-to-wall units with space for the washing machine and tumble dryer, with a door leading to the rear garden. Located on the first floor is the light and airy lounge offering views to the front aspect. To the rear is the family kitchen diner, recently replaced to a high standard with quartz worktops, double sink, central island with Bora self-venting induction hob, wine chiller, dishwasher, fridge/freezer, eye-level Neff combination oven and single oven. This space is perfect for social and family gatherings, with plenty of room for a dining table and lounge furniture. Leading from the first-floor landing, a staircase leads up to the second floor that provides access to the master bedroom and the bedroom two. Both bedrooms offer en-suites and built in wardrobes, the en-suite to the master bedroom has recently been modernized to a high standard.



Externally the property has a small enclosed low maintenance frontage with railings, gated access, a garden storage cupboard, and a driveway that leads to the single garage. The rear garden is fully enclosed and of a low maintenance design and features a large patio seating area ideal for entertaining.



Room Measurements

Entrance Hall 4.46m x 2.02m (14'7" x 6'7")

Bedroom Three 4.12m x 2.77m (13'6" x 9'1")

Family Shower Room 2.76m x 1.61m (9'1" x 5'4")

Bedroom Four 3.58m x 2.76m (11'8" x 9'1")



Utility Room 2.44m x 2.01m (8'0" x 6'7")

Living Room 4.96m x 4.15m (16'4" x 13'7")

Kitchen/Diner 5.63m x 4.91m (18'6" x 16'1")

Bedroom Two 3.63m x 2.78m (11'11" x 9'1")

Ensuite 2.44m x 2.08m (8'0" x 6'10")



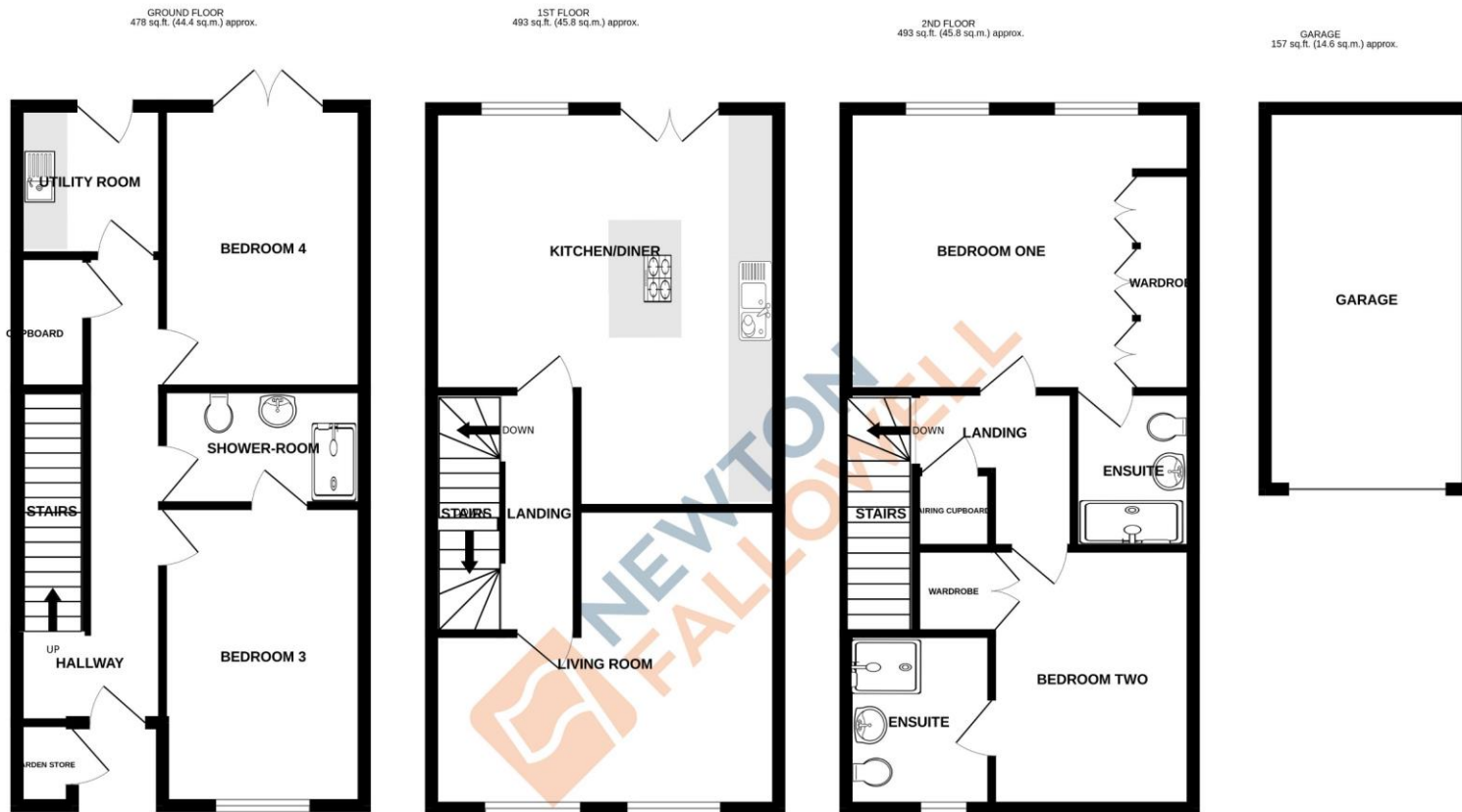
Bedroom One 4.93m x 3.97m (16'2" x 13'0")

Ensuite 2.16m x 1.64m (7'1" x 5'5")

Garage 5.23m x 2.79m (17'2" x 9'2")







FIRS AVENUE, UPPINGHAM LE159RE

TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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: D

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.