



4 3 3

## Key Features

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Two En-suites
- Utility Room & Downstairs W.C
- Presented To a High Standard
- Enclosed Rear Garden
- Double Garage & Driveway
- EPC Rating C
- Freehold

£535,000





Nestled within an exclusive private development in the sought-after town of Uppingham, is this well-presented detached family home boasting flexible accommodation and presented to a high standard throughout. Featuring an inviting open-plan kitchen and dining room, a bright and airy living room, and four generously sized double bedrooms. Situated on a prime plot within a peaceful cul-de-sac, this stunning family home boasts a private driveway, a detached double garage, and an enclosed rear garden. A must-see for buyers seeking an executive home, internal viewings are highly recommended.

As you approach the property the footpath leads to the entrance door, welcoming you into the spacious entrance hallway filled with natural light. The ground floor also features a convenient downstairs WC and a staircase leading to the first-floor landing. The spacious living room is positioned towards the rear of the property and gives access to the rear garden via the double French doors. The heart of the home is the stylish kitchen and dining area, which opens to the rear garden through French doors, perfect for seamless indoor-outdoor living. The well-appointed kitchen boasts a range of wall and base units, a Rangemaster-style double oven, a breakfast bar, and space for an American-style fridge freezer. Leading off the kitchen is the utility room, finished to the same high standard as the kitchen, providing further storage and space for a washing machine. The formal dining room and study are positioned at the front of the property, and both offer views to the front aspect. The first-floor landing leads to four generously sized double bedrooms with bedrooms one and two having their own ensuite shower rooms and bedrooms two and three offer built-in wardrobes. To the rear of the first floor sits the modern three-piece family bathroom with mosaic-style tiling.



Externally the property sits on a good size plot and offers ample off-road parking via the driveway that leads to the detached double garage with light & power. The east-facing rear garden is a private oasis, boasting mature trees that provide seclusion to the garden, along with planted borders and a patio area. A single door leads into the double garage, a useful access for gardening in the warmer months.



Entrance Hall 4.29m x 3.79m (14'1" x 12'5")

Living Room 3.60m x 5.20m (11'10" x 17'1")

Study 2.10m x 3.60m (6'11" x 11'10")

Dining Room 4.01m x 2.70m (13'2" x 8'11")

Utility Room 1.79m x 2.36m (5'11" x 7'8")

Kitchen Diner 5.40m x 6.99m (17'8" x 22'11")



Landing 4.05m x 2.76m (13'4" x 9'1")

Bedroom One 4.01m x 4.29m (13'2" x 14'1")

Ensuite To Bedroom One 1.65m x 2.08m (5'5" x 6'10")

Dressing Room 1.51m x 3.01m (5'0" x 9'11")

Bedroom Two 4.26m x 3.01m (14'0" x 9'11")



Ensuite To Bedroom Two 1.53m x 2.18m (5'0" x 7'2")

Bedroom Three 3.60m x 3.11m (11'10" x 10'2")

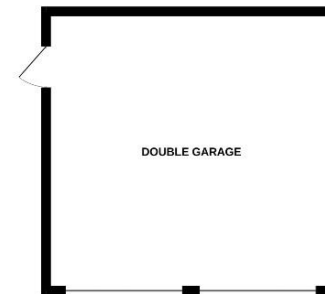
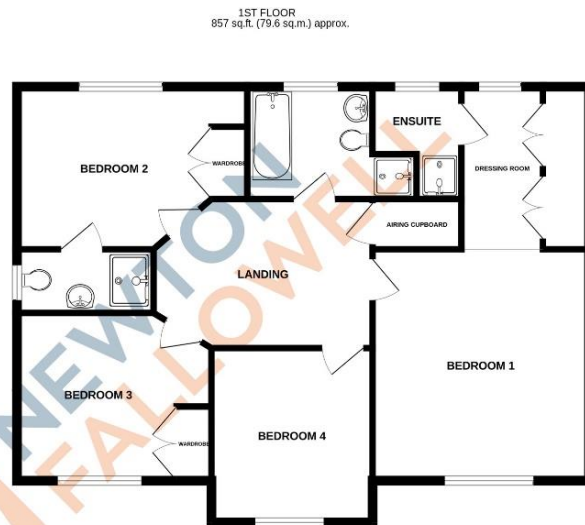
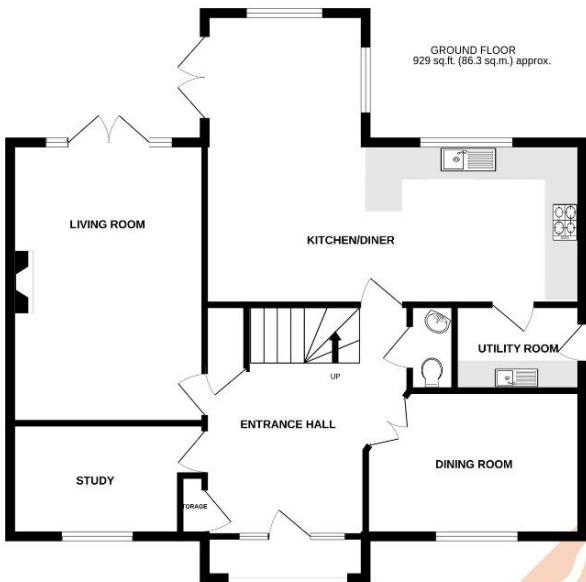
Bedroom Four 2.98m x 3.23m (9'10" x 10'7")

Family Bathroom 3.13m x 2.08m (10'4" x 6'10")

Double Garage 5.38m x 5.17m (17'8" x 17'0")







LIMETREE AVENUE, UPPINGHAM LE159SS

TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland District Council  
Council Tax Band: F

#### 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.