



Hurfords

34 Lime Tree Avenue, Uppingham Freehold £400,000



# Key Features



- Spacious detached family home
- Four bedrooms - En-suite to the master
- Sitting room & separate dining room
- Open-plan kitchen/dining room
- Low-maintenance enclosed front garden

A well-presented detached property, set in a tucked-away location in the sought after market town of Uppingham. The accommodation briefly comprises; entrance hall, kitchen/dining room, utility, two good sized reception rooms, and a downstairs cloakroom. On the first floor there are four double bedrooms, with an en-suite to the master and a recently updated family bathroom.

The property is entered via a spacious entrance hall, with door giving access to the dining room at the front of the property, with a window overlooking the front garden.

The sitting room is at the rear at the property with patio doors giving access to the garden. The kitchen is located opposite the sitting room and is fitted with a range of base and wall units, fitted appliances, space for dining and is dual aspect with windows



34, Lime Tree Avenue, Uppingham, Oakham

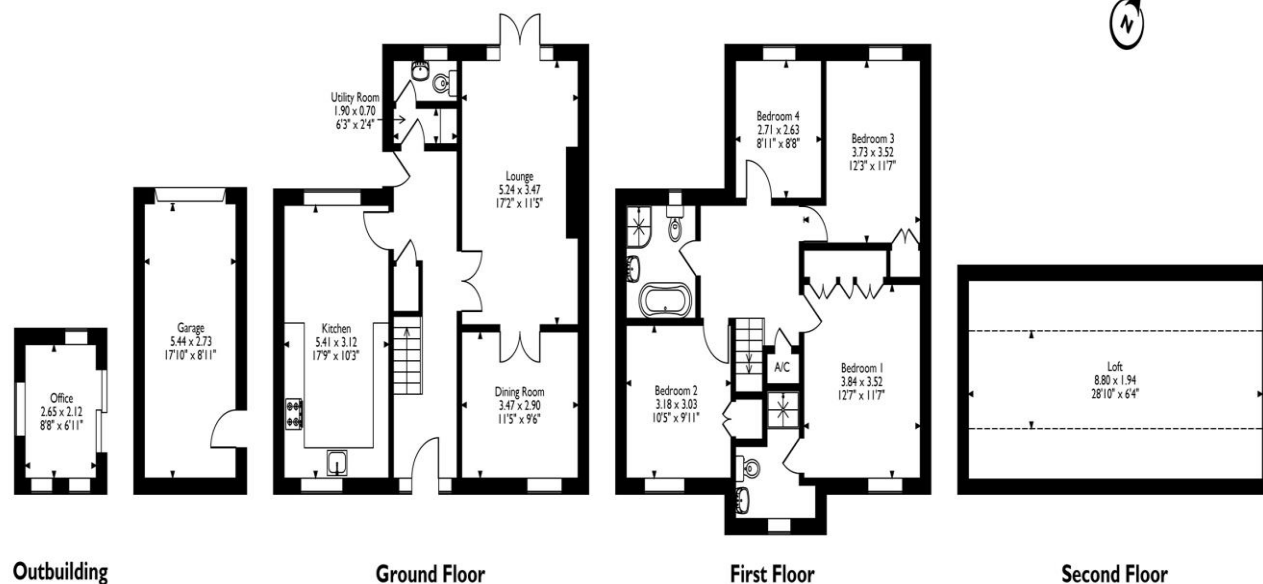
Approximate Gross Internal Area

Main House = 145 Sq M/1561 Sq Ft

Garage = 15 Sq M/161 Sq Ft

Outbuilding = 6 Sq M/65 Sq Ft

Total = 166 Sq M/1787 Sq Ft



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.

overlooking the front and rear gardens. There is a utility room at the rear of the property giving access to the cloakroom and an external door to the gardens and patio.

On the first floor, the landing gives access to four double bedrooms, the master at the front of the property with an en-suite shower room, three further double bedrooms and a family bathroom.

#### Outside


The property is accessed via low-maintenance front gardens enclosed by railings, leading to the front door. The rear garden is mainly laid to lawn with a variety of mature shrubs and borders, access to a patio, the driveway and single garage. The vendor has recently added a Home Office in the garden which is available to buy by separate negotiation.

To view this property call Hurfords on: 01572 821777

# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

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