



Hurfords

6 Lime Tree Avenue, Uppingham Freehold £400,000

Key Features

4 2 C E

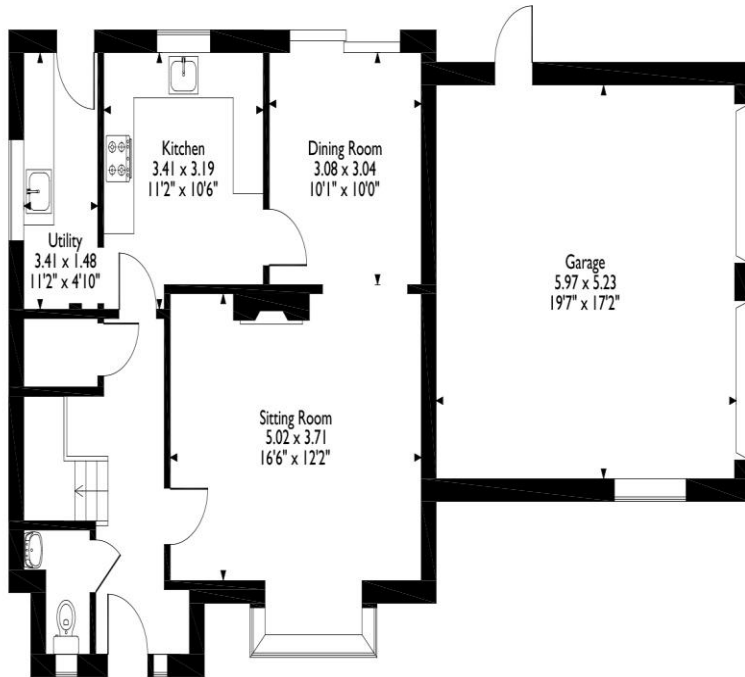
- 4 Bedroom Detached Home
- 2 Reception Rooms
- Generous Master En-Suite
- Large Double Garage
- South Facing Rear Garden

Hurfords welcome to the market this four-bedroom detached home, situated in a popular family-friendly location in Uppingham. This property offers a rare combination of a large double garage and a generously sized south-facing rear garden, providing excellent potential for extension, subject to planning permissions.

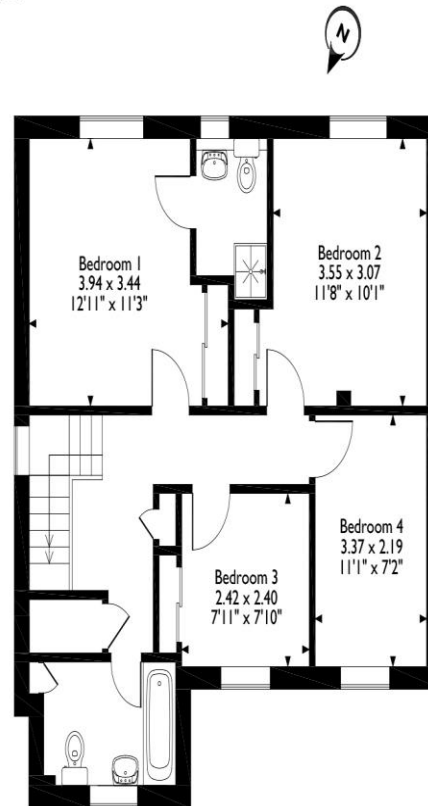
Upon entering the ground floor, you are greeted by a spacious entrance hall, with a downstairs WC conveniently positioned to the left. To the right, the formal lounge offers a great-sized living space, featuring a bay window that allows plenty of natural light to fill the room. Moving towards the rear, the formal dining room benefits from double doors that open onto the garden, creating a seamless indoor-outdoor flow. Adjacent to the dining room, the well-appointed kitchen boasts a range of base and wall units, with pleasant views over the rear garden. To



6, Lime Tree Avenue, Uppingham, Oakham
 Approximate Gross Internal Area
 Main House = 120 Sq M/1292 Sq Ft
 Garage = 31 Sq M/334 Sq Ft
 Total = 151 Sq M/1626 Sq Ft



Ground Floor



First Floor

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.

the left of the kitchen, the utility room provides an ideal space for housing white goods, with direct access to the garden.

Upstairs, the home offers four well-proportioned bedrooms. The master bedroom features its own en-suite shower room, while bedrooms two and three benefit from fitted wardrobes. The family bathroom includes a bath, WC, and basin, and additional storage is available on the landing.

Externally, the property offers a driveway with ample parking space, as well as an oversized double garage to the side. This garage presents an excellent opportunity for conversion into additional living space or even an extension, subject to requirements. The rear garden is a fantastic size, benefiting from its desirable south-facing position, ensuring sunlight throughout the day.

With its spacious layout, potential for further development, and prime location, this home presents an excellent opportunity for growing families. Viewing is highly recommended to fully appreciate all that it has to offer.

To view this property call Hurfords on: 01572 821777

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