



FIRS AVENUE
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... ELEGANT FAMILY LIVING IN UPPINGHAM ...”

A handsome corner plot in Uppingham, where a light-filled living kitchen opens through French doors onto a raised deck. Four double bedrooms include a principal bedroom with its own walk-in wardrobe and en-suite, while a detached garage, gated driveway and summer house add practicality beyond the garden.

Living Kitchen • Three Reception Rooms • Downstairs Cloakroom •
Principle Bedroom with walk in wardrobe and ensuite • Three Double Bedrooms •
Family Bathroom • Utility • Single Garage • Summer House •

Accommodation

Set behind a pretty display of climbing wisteria, the front door opens into a welcoming, spacious entrance hall. To the right, the dining room has a bay window and ample space for Sunday lunch. A WC sits immediately to the left, while beyond it, a third reception room with bay window is currently set up as a home office.

At the heart of the home is the living kitchen, centred around a breakfast bar that makes the perfect spot for a morning coffee. A range cooker sits beneath a stainless-steel extractor, while two roof lights fill the adjoining living space with natural light. A useful utility room leads off the kitchen, providing practical space for laundry and household essentials.

French doors connect the living kitchen to the sitting room, where a stone fireplace and wood-burning stove create a cosy focal point. It is a room made for long evenings and quiet fireside moments.

Upstairs, the principal bedroom has its own walk-in wardrobe and en-suite shower room. Three further bedrooms sit alongside it, one currently arranged as a home cinema and games den. A family bathroom, with both a separate bath and shower, completes the floor.

Outside

Outside, two sets of French doors from the living kitchen open onto a raised deck, with wisteria trained over the pergola above. Beyond, a lawn leads on to a patio with plenty of space for alfresco dining, alongside a summer house.

A gated driveway to the rear provides access to the detached garage and directly into the garden. The summer house offers useful additional space, whether for storage, hobbies or a dedicated place to work.



Location

Uppingham is a picturesque market town in Rutland, known for its rich history, vibrant arts scene, and strong community spirit. Often called "Stamford in miniature," it features honey-hued stone buildings, cobbled streets, and a welcoming atmosphere. The town offers an eclectic mix of boutique shops and restaurants around the Market Square and High Street. Excellent primary and secondary schools serve the area. Conveniently located near the A47, Uppingham provides easy access to Leicester, Peterborough, Corby, and Kettering - all with mainline train services to London in under an hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band F

Tenure

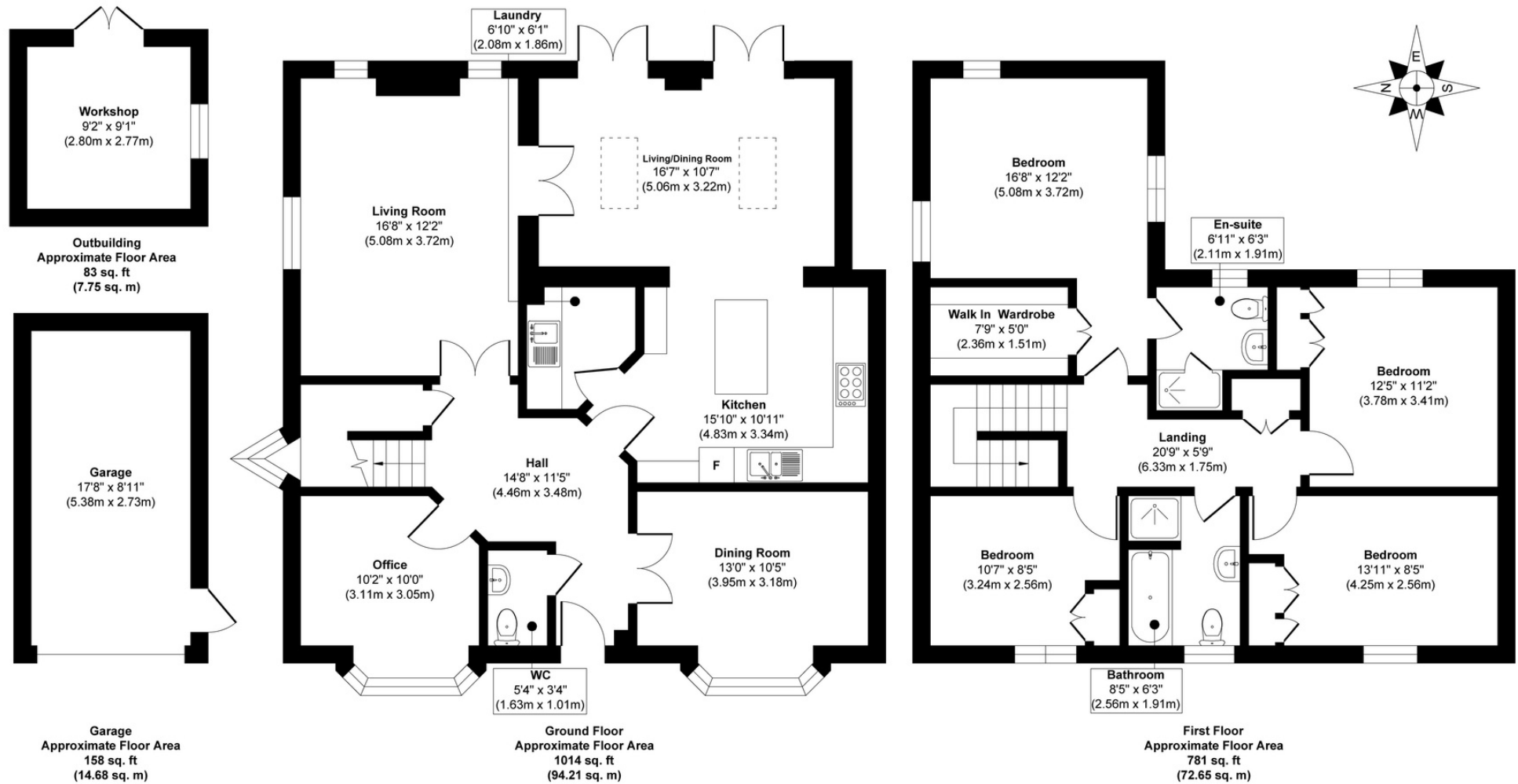
Freehold



50, Firs Avenue Uppingham, Oakham, LE15 9RE

House Total Approx. Gross Internal Floor Area incl. Garage = **2036 ft² / 189 m²**

Measurements are approximate, not to scale, for illustrative purposes only.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	75 C	
39-54	E		
21-38	F		
1-20	G		

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

