



Dorman Avenue, Uppingham

A modern three-storey townhouse situated in a popular residential area of Uppingham, offering well-planned, immaculate, accommodation over three floors.

FEATURES

- Modern three-storey townhouse in a popular residential area.
- Spacious lounge leading through to a well-fitted kitchen.
- Separate utility area and ground floor WC.
- Two first-floor double bedrooms and family bathroom.
- Top floor principal suite with en suite and dressing area.
- Low-maintenance enclosed garden with patio and astroturf lawn.





ACCOMMODATION

The property is entered via a long entrance hallway, with the lounge positioned to the right. From the lounge, doors lead through to a spacious kitchen, which benefits from a separate utility area and an adjoining WC.

On the first floor, there are two double bedrooms served by a family bathroom. The second floor is dedicated to the impressive principal suite, comprising a master bedroom with en suite shower room and a dressing area.



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EXTERNAL

Outside, the rear garden is fully fenced and designed for low maintenance, featuring a patio area and astroturf lawn—ideal for outdoor entertaining.

Located within easy reach of Uppingham's historic market town centre, with its range of shops, schools, and amenities, this is an ideal home for buyers seeking modern living in a convenient setting.



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Floor Plan to be confirmed

EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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