



Goldfinch Road

Uppingham, Oakham, LE15 9UJ

Price Guide £475,000

Richardson

Goldfinch Road

Uppingham, Oakham, LE15 9UJ

A superb 4 bedroomed extended detached family home offered with NO CHAIN, within easy walking distance of the centre of this popular market town. A spacious reception hall has a small gallery landing above and tiled flooring which continues into the cloakroom. Double doors provide access to the large bay windowed sitting room with living flame gas fire place. A lovely spacious open plan living/dining room has French doors to the garden, and flows into the kitchen area with its vaulted ceiling, comprehensive range of modern storage units with built in appliances including fridge freezer, dishwasher, hob and ovens. There is also a useful utility room. To the first floor the master bedroom has built in wardrobes and a refitted ensuite shower room. There are 3 further well proportioned bedrooms and a refitted 4 piece family bathroom. A long driveway to the side of the property provides off road parking and leads to a detached single garage with eaves storage space. The rear garden is enclosed with a paved patio area leading onto lawns with shrubs and borders.

Entrance Hall

Cloakroom

Sitting room

19'1" x 13'4" (5.84m x 4.08m)

Living dining room

19'4" x 14'1" (5.91m x 4.30m)

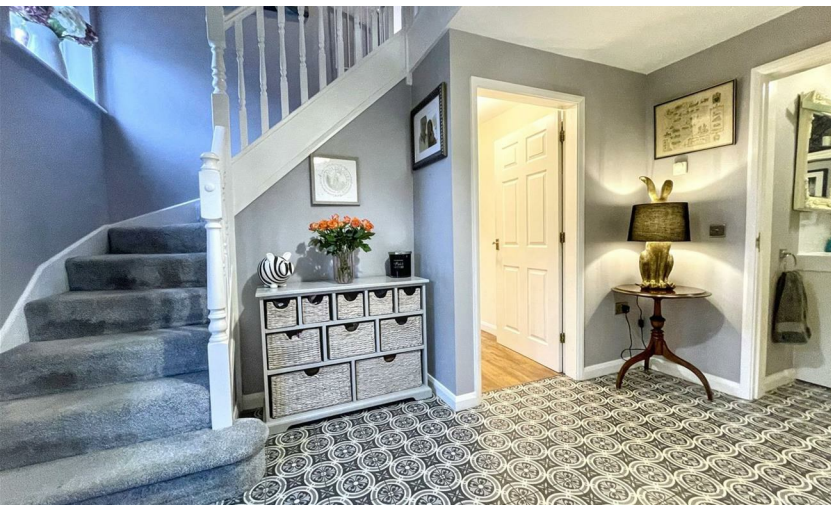
Kitchen

9'3" x 12'0" (2.84m x 3.68m)

Utility

8'0" x 4'11" (2.44m x 1.51m)





First floor landing

Bedroom 1

11'4" x 13'1" (3.46m x 4.01m)

Ensuite shower

8'3" x 6'2" (2.54m x 1.89m)

Bedroom 2

11'8" x 10'9" (3.58m x 3.30m)

Bedroom 3

7'1" x 12'8" (2.17m x 3.88m)

Bedroom 4

7'7" x 10'11" (2.32m x 3.35m)

4 Piece family bathroom

8'3" x 6'2" (2.54m x 1.89m)

External details

Situated in a cul de sac location with easy access to the town centre the property has a driveway to the side providing off road parking and leading to a single garage with useful eaves storage. Laurel hedging to the front with railings. The rear is enclosed with patio area lawns, shrubs and borders.

Tenure

Freehold

Council Tax

Rutland District Council Tax Band E

Communication

According to Ofcom: Ultrafast Full Fibre is available

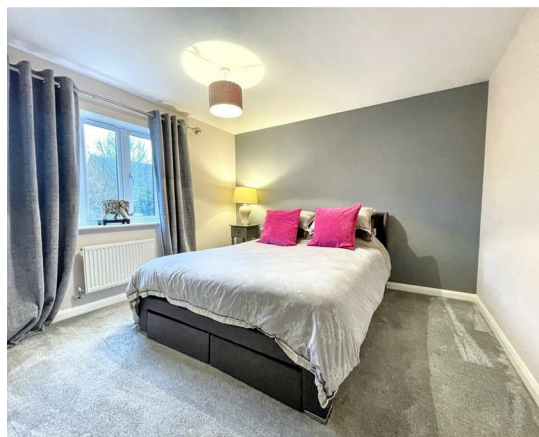
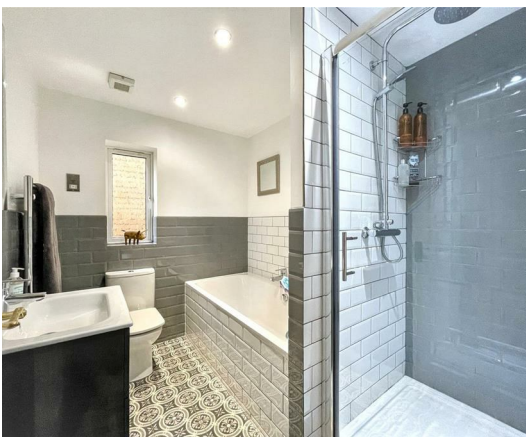
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Services

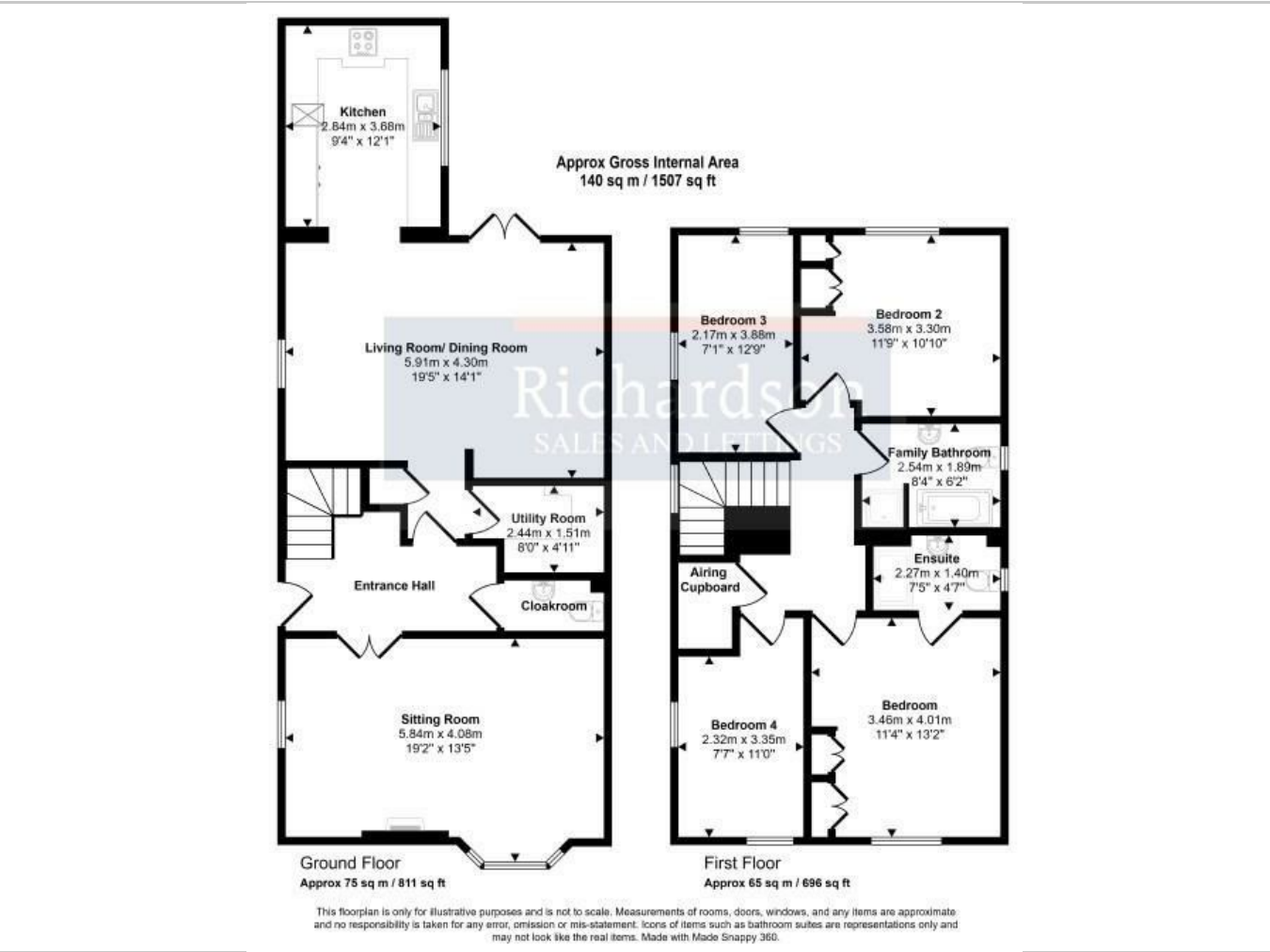
All main services are connected

Viewing

Telephone appointment Richardson
post@richardsonsurveyors.co.uk



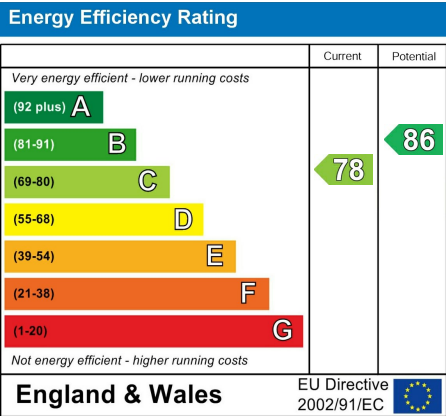
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433