



Hurfords

Firs Avenue, Uppingham, Oakham Freehold OIEO £385,000

Key Features

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- Four bedroom detached home
- Off Road parking
- Games/Playroom
- Great location to town
- South facing garden

On approaching the property, there is a driveway providing parking for several vehicles, making this a particularly practical home for a family. There is also side access to the rear garden, a useful feature for everyday living, gardening and storage.

The accommodation begins with a welcoming porch, which leads through into the spacious sitting room. This is a good-sized reception room with a pleasant front aspect and provides a comfortable principal living space.

From the sitting room, the accommodation continues into the dining room, creating a natural connection between the main reception areas. The dining room is positioned alongside the kitchen.

The kitchen itself is already a good-sized and



practical room, providing plenty of space for everyday family life. For buyers looking to put their own stamp on the property, there is also the possibility of opening up the kitchen and dining room, subject to the necessary permissions and structural considerations. Equally, the existing layout works perfectly well and may be more than sufficient for the requirements of its next owners.

Beyond the kitchen is a useful ground-floor WC, together with convenient access through to the side of the property.

From the dining room, a conservatory provides an additional reception space and a lovely link between the house and garden. This is an ideal room for relaxing, enjoying the garden outlook or creating an informal family area.

The rear garden is predominantly laid to lawn, with a decked seating area providing a pleasant space for outdoor entertaining, dining or simply enjoying the garden during the warmer months. The side access adds further practicality. Off the sitting room is one of the property's particularly appealing features is the converted garage, currently used as a games room.

This is a genuinely versatile space which could be adapted to suit a variety of requirements. It would make an excellent home office, hobby

To view this property call Hurfords on:
01954 710620



Firs Avenue, Uppingham LE15 9RE
Approximate Gross Internal Area
Total = 1376 SQ FT / 128 SQ M

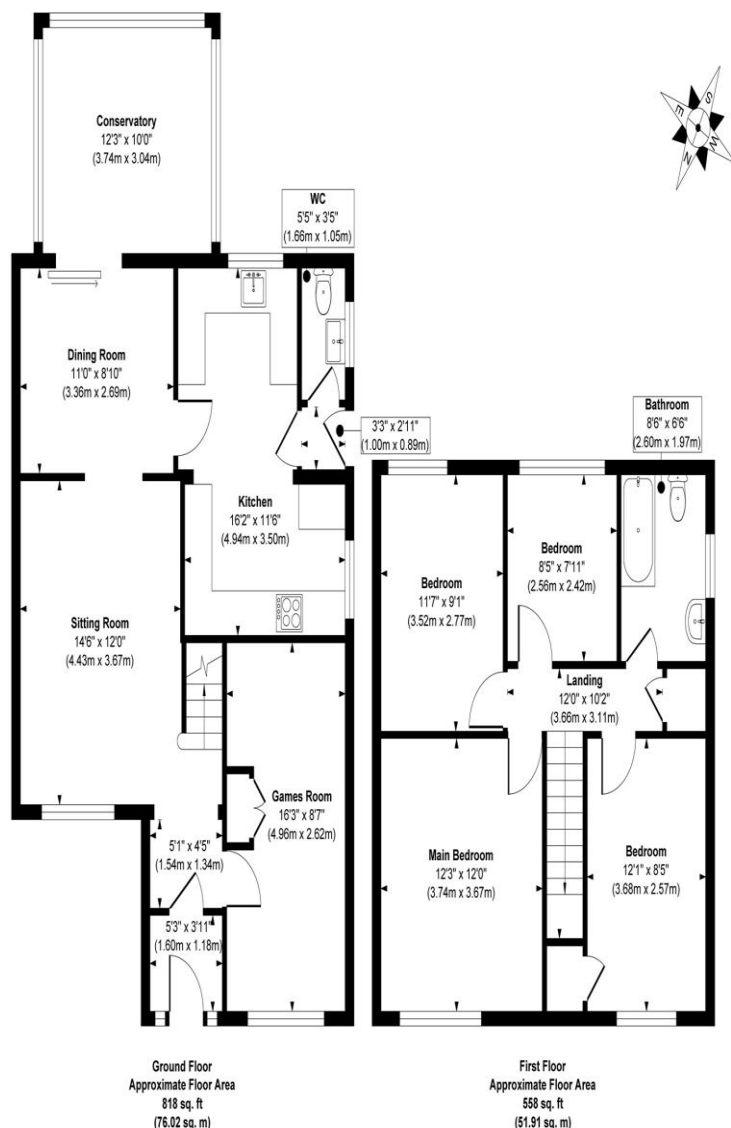


Illustration for identification purposes only, measurements are approximate, not to scale.

room, children's playroom or additional reception space and, subject to the appropriate requirements, could potentially provide a fifth bedroom or accommodation for a dependent relative.

For buyers considering multigenerational living, this flexibility could prove particularly valuable, giving the house the ability to adapt as family circumstances change.

Upstairs -

The first floor provides four well-sized bedrooms, offering plenty of space for a growing family, guests or those requiring dedicated home-working accommodation.

The main bedroom is a particularly generous room, while the remaining bedrooms provide good flexibility and could easily accommodate children's bedrooms, guest accommodation or home offices.

The Location -

The property's position is a real strength, particularly for those wanting to be able to walk into Uppingham and make the most of the town without relying on the car for everyday amenities. Families are also well catered for, with the nearest Church of England primary school just a 10-minute walk from the property, making the school run both convenient and accessible.

Uppingham has a distinctive character, with its

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