



Firs Avenue, Uppingham, Oakham Freehold £625,000

Hurfords

# Key Features



- Generous 5 bedroom property
- Off-road parking
- Double garage
- 5 double bedrooms
- Master suite with dressing area and en suite

Stepping through the front door, you are welcomed into a generous entrance hall, a light and spacious area that immediately sets the tone for the rest of the home. It is a practical and inviting space, perfectly suited to busy family life, with room to greet guests, manage coats and school bags, and move easily between the principal rooms.

To the left, the lounge provides a calm and comfortable retreat. Beautifully presented in neutral tones, this elegant reception room flows seamlessly into the sunroom beyond. The sunroom is a wonderful addition, bright and airy, offering a peaceful spot to relax while enjoying views of the garden. The layout creates a natural sense of flow, ideal for both everyday living and entertaining.



From the sunroom, the accommodation loops effortlessly into the kitchen dining room, truly the hub of the home. This sunny, south-facing space is filled with natural light and offers ample room for cooking, dining and gathering as a family. Thoughtfully maintained and stylishly presented, the kitchen is ready to move straight into. From here, access leads to a practical utility room and on to side access to the garden, keeping day-to-day family life organised and functional.

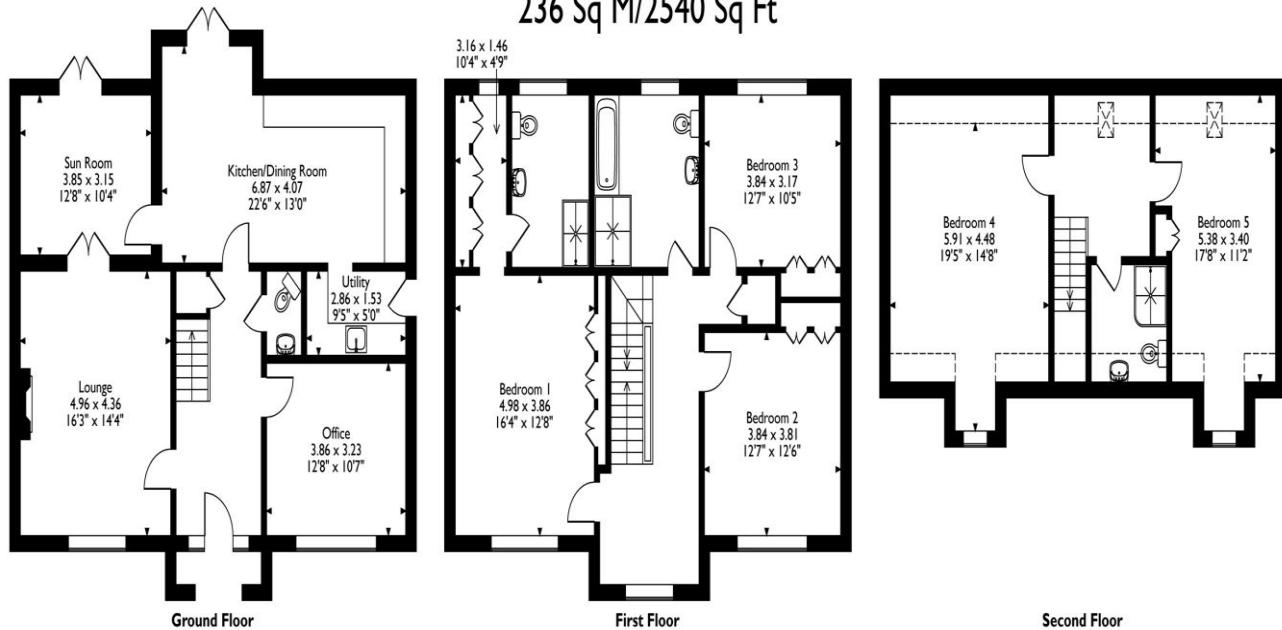
The ground floor continues to impress with a downstairs WC and a versatile additional room currently used as a home office. This flexible space could easily serve as a formal dining room, playroom, snug or even a ground floor bedroom, adapting effortlessly to a buyer's individual needs. The layout then returns neatly to the central hallway, reinforcing the excellent flow throughout the home.

On the first floor, there are three well-proportioned double bedrooms, all benefitting from built-in storage. The principal suite is particularly impressive, featuring its own dressing area and a newly fitted private en suite shower room, creating a peaceful sanctuary away from the main household. A well-appointed family bathroom serves the remaining bedrooms on this floor.

The second floor provides two further double bedrooms, ideal for older children, guests or multi-generational living. These rooms are served by a separate shower room, offering additional convenience and privacy for this level.



24, Firs Avenue, Uppingham, Oakha  
Approximate Gross Internal Area  
236 Sq M/2540 Sq Ft



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.

Throughout, the property has been meticulously maintained and beautifully presented in neutral décor, allowing any new owner to move straight in and make it their own.

Externally, the property continues to impress. The garden is a generous yet manageable size, large enough to comfortably accommodate outdoor dining, summer barbecues and family gatherings, while remaining easy to maintain throughout the seasons. It offers a safe and enjoyable space for children to play and for adults to relax, striking the perfect balance between practicality and lifestyle. In addition, the property benefits from a double garage and a private driveway, providing ample parking and valuable storage. This combination of outdoor space and convenient off-road parking makes this property even more appealing!

Beyond the property itself, Uppingham is a thriving and highly regarded market town, known for its charming streets, independent boutiques, cafés and restaurants, all within walking distance. The town offers an excellent range of amenities including a sports centre, doctors' surgery, veterinary practices and dental surgeries, making it exceptionally well-equipped for family life.

Uppingham is also renowned for its schooling, with highly regarded primary and secondary options, as well as the prestigious Uppingham School, adding to the town's strong sense of community and heritage.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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