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Firs Avenue, Uppingham

£335,000 Freehold

BELVOIR!

EPC Rating C. Council Tax D.



A beautifully presented three-bedroom detached residence, ideally situated on the sought-after Firs Avenue in Uppingham.

This charming home offers a spacious & inviting living room, featuring a striking bay window that fills the space with natural light, a granite surround fireplace, & elegant French door opening directly onto the rear garden, perfect for both relaxing & entertaining.

The well-appointed breakfast kitchen provides ample work surfaces & a generous range of cupboards, complemented by a seven-ring gas range-style cooker & designated spaces for white goods, making it both practical & stylish for modern living. To the first floor, a spacious landing leads to three well-proportioned bedrooms. The master bedroom enjoys a private en-suite & built-in wardrobe, while the second bedroom also features built-in storage, offering excellent convenience.

Externally, the property is enhanced by an enclosed rear garden, mainly laid to lawn with a patio area & raised decking, ideal for outdoor dining & leisure. Additional features include a shed, garage with off-road parking for several vehicles.

This delightful home combines comfort, space, & functionality in a desirable location, making it an excellent choice for families or those seeking a peaceful yet well-connected setting.

Entrance Hall

Composite door to front, storage cupboard, radiator, ceiling light, stairs rising to first floor.

Living Room

5.39m x 3.05m (17'8" x 10'0")

Double glazed bay window to front, double glazed French doors opening onto garden, gas fire with granite surround, carpet to flooring, radiator, ceiling light, TV point.

Breakfast Kitchen

5.38m x 3.36m (17'8" x 11'0")

Double glazed windows to front & back, double glazed door opening on to garden. Kitchen comprising of wall & base wood effect units, granite effect work surfaces over, 7 ring gas range style cooker, cooker hood over, inset stainless steel sink with inset drainer, space for washing machine, space for American style fridge/freezer, space for dishwasher, tiled splash backs, radiator, tiled flooring, ceiling light.

Cloakroom

1.37m x 1.16m (4'6" x 3'10")

Low level WC, wash hand basin set into vanity units, part tiled walls, heated towel rail, extractor fan, ceiling light, tiled flooring.

First Floor Landing

Double glazed windows to front, carpet to flooring, airing cupboard, loft access, stairs descending to ground floor.





Bedroom One
3.63m x 3.21m (11'11" x 10'6")

Double glazed window to front, built in wardrobes, carpet to flooring, ceiling light, radiator.

En-Suite
1.67m x 1.71m (5'6" x 5'7")

Double glazed window to rear, double shower enclosure, mains shower with waterfall shower attachment & telephone shower attachment, low level WC, wash hand basin set into vanity units, fully tiled walls, heated towel rail, vinyl to flooring, ceiling light, extractor.

Bedroom Two
3.04m x 2.86m (10'0" x 9'5")

Double glazed window to rear, built in wardrobes, carpet to flooring, ceiling light, radiator.

Bedroom Three
2.86m x 2.27m (9'5" x 7'5")

Double glazed window to front, built in wardrobes, carpet to flooring, ceiling light, radiator, Internet point.

Bathroom
2.06m x 1.69m (6'10" x 5'6")

Double glazed window to rear, P-shaped bath, mains shower over, low level WC, wash hand basin set into vanity unit, radiator, fully tiled walls, extractor fan, ceiling light, vinyl to flooring.

Garage
5.22m x 3.11m (17'1" x 10'2")

Electric roller garage door, power & lighting, door to rear garden, off road parking for several vehicles to front of garage.

External

Front - Small frontage, laid lawn, mature borders with mix of shrubs & plants, access to rear garden, off road parking for several vehicles.

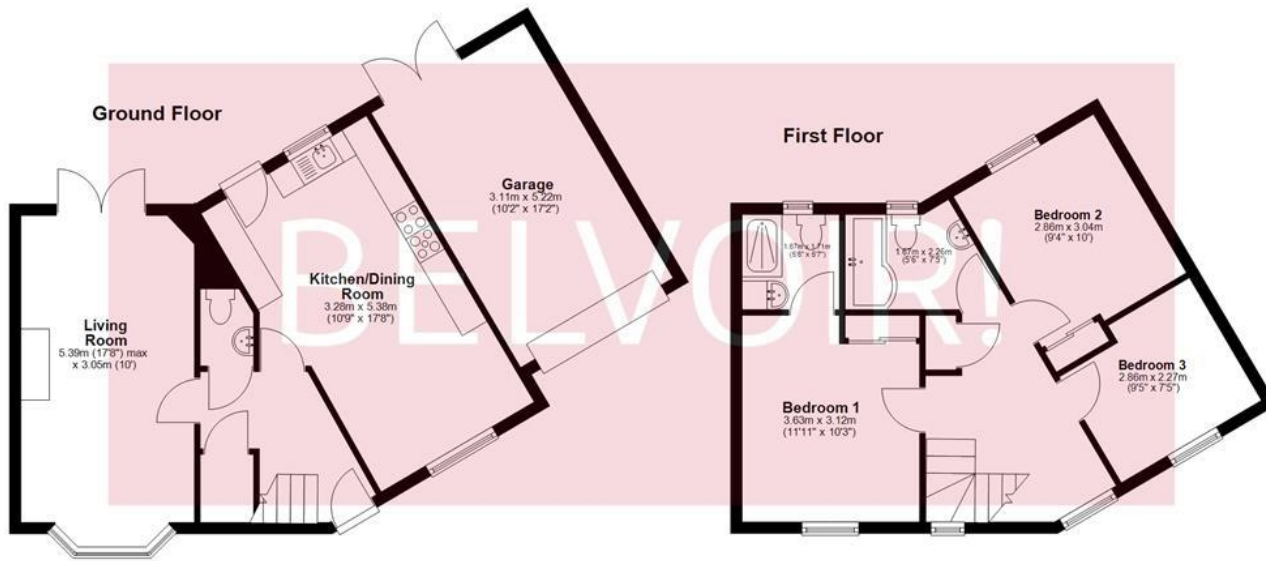
Rear - Enclosed rear garden, patio, laid lawn, raised decking, mature borders with a mix of shrubs, trees & plants, wooden shed, rear gate providing access to farmers field.

Agents Notes

Development Charge £350 pa
Shared access to driveway

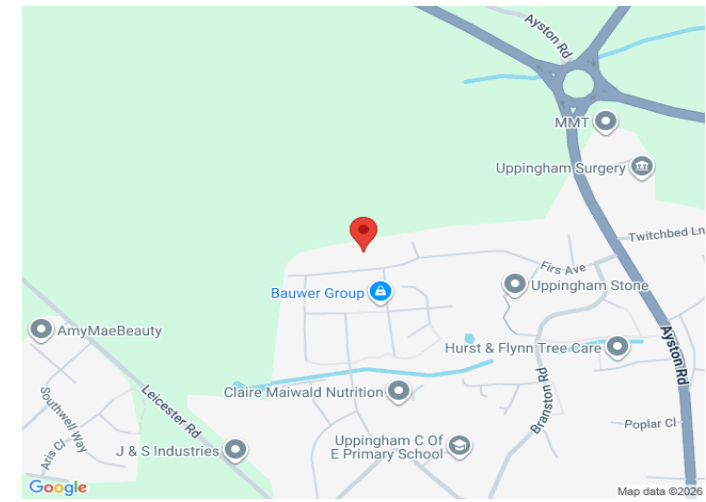
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Contact us today to arrange a viewing...

BELVOIR!

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