



Firs Avenue, Uppingham

A charming 4-bedroom, three-storey mid-terrace house nestled in the picturesque market town of Uppingham. This delightful property offers the perfect blend of modern convenience and traditional character, ideal for families and professionals alike.



FEATURES

- Three storey town house
- Four bedrooms, two with ensuite
- Versatile living accommodation
- Low maintenance south facing garden
- Garage and off road parking
- Great location within walking distance to town centre
- Close to local schools
- South Facing Rear Garden



Bedroom 1



Utility Room



Office/Fourth Bedroom

G R O U N D F L O O R

The property welcomes you with a charming entrance lobby, complete with a convenient cloak cupboard for ample storage. From here, step into the spacious entrance hall.

The double bedroom features a modern en-suite shower room, providing a private and luxurious retreat.

Additionally, the property boasts a versatile study that can easily be converted into a fourth bedroom to suit your needs.

The utility room, thoughtfully designed for practicality, includes a door leading out to the rear garden, ensuring easy access to outdoor spaces and making it a perfect blend of function and comfort.

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Kitchen Diner



FIRST FLOOR

The modern kitchen on the first floor features sleek, stylish cabinetry in white gloss and wood finish, creating a clean, contemporary look.

Ample storage is provided by numerous cupboards, including upper cabinets with frosted glass doors.

Polished counter tops and a stainless steel sink with a contemporary faucet offer a practical yet chic workspace, illuminated by natural light streaming in to create a welcoming atmosphere. There is also a breakfast bar, a convenient space for eating breakfast and includes an integrated dishwasher, under counter fridge and freezer.

Off the kitchen is an L-shaped sitting room with dining area and Juliet balcony.

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Bedroom 2

SECOND FLOOR

On the second floor, you will find two additional spacious double bedrooms, offering plenty of room for relaxation and personal space.

The master bedroom stands out with its built-in wardrobes, providing ample storage, and is complemented by a private ensuite shower room for added convenience.

The second bedroom also includes a well-appointed family bathroom, featuring a bath shower, ensuring comfort and practicality for all family members and guests.



En-suite



Bedroom 3

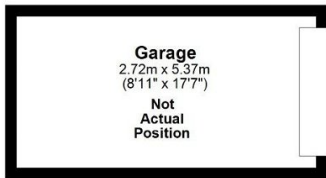


Bathroom

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

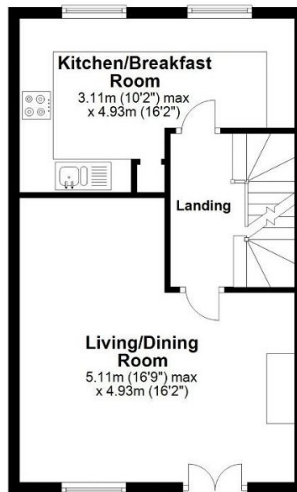
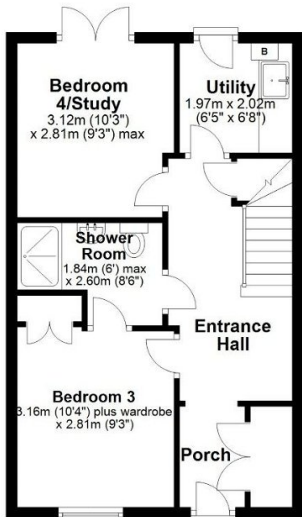
Ground Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



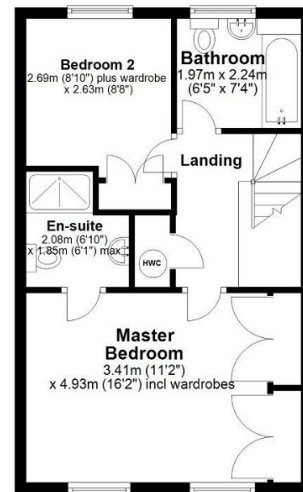
First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Second Floor

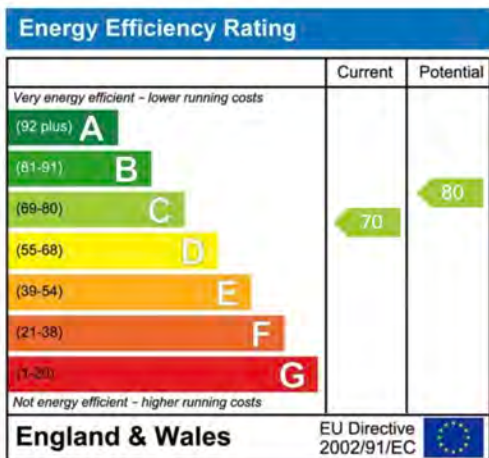
Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 137.9 sq. metres (1484.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.

EPC RATING



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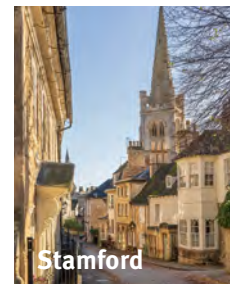
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