



17 Goldfinch Road
Uppingham | Rutland | LE15

FINE & COUNTRY

KEY FEATURES

- A Modern Family Home Within Easy Reach from the Town Centre
- Entrance Hall, Reception Room, Kitchen / Diner and Conservatory
- Master Bedrooms with En Suite Shower Room and Built-in Wardrobes
- Further Three Bedrooms and a Family Bathroom
- Low Maintenances, Enclosed, Landscaped Rear Garden with Patio Terrace
- Single Garage and Off-Road Parking for Three Cars and Lawn Area to the Side
- Total Accommodation (Excluding Garage) Extends to 1608 Sq.Ft.





A most comfortable and spacious four bedroom house stands in a residential development built in 2005 on a no-through, block-paved road in the charming market town of Uppingham. Lying off the A47 between Leicester and Peterborough, Uppingham is 6 miles south of Rutland's county town, Oakham, and even closer to Rutland Water with its many outdoor pursuits. The property is very close to a leafy playground and Uppingham C of E Primary School and within walking distance of all the town has to offer.

Road and rail links are excellent with Corby train station, with its fast direct services to London, around a 20 minute drive, and the A1 a similar distance. Peterborough is about a 35 minute drive and also has direct trains to London, the fastest taking around 45 minutes. Bus services run into Leicester, Corby, Oakham and Melton Mowbray.







The attractive, honey-hued house presented in very good order, has a tarmac drive leading down the side to a separate single garage with automatic door behind a five-bar gate. A fenced area of lawn with some evergreen shrubs is to the side generating a pleasant, spacious, open feel. Here, the front door opens into a sizeable hall from which an almost 20 foot, dual aspect living room leads through double doors to the left where a bay faces east to the front and a classic stone fireplace houses a gas fire.

At the back of the property, through an archway, an expansive kitchen dining room is fitted with base and wall units incorporating an eye-level double oven and a gas hob. Space is for a dishwasher and a tall fridge freezer. The island doubles as a breakfast bar and on the other side there is plenty of room for a good-sized dining table. French doors open into a conservatory which in turn

opens into the delightful, low maintenance, sunny west facing garden.

A utility room and a downstairs WC are off the hall whilst the stairs lead up to a light, airy landing. There are four bedrooms, the principal one enjoys an en suite shower and built-in wardrobes, the others share a fully fitted family bathroom. There is no shortage of storage as two further bedrooms have built-in wardrobes; there is a large airing cupboard and access to a loft on the landing and another cupboard under the stairs.

The enclosed rear garden is a private, cocooning space that truly captures the sun. Largely paved with a pergola, there are some pebbled areas and shrubs for year round interest. Access is through a gate from the drive as well as out of the conservatory's French doors.

Uppingham has been a functioning market town since the 14th century. It has the only fatstock show in the country still to be held in temporary penning in a traditional market town, with farmers bringing their livestock just prior to Christmas to enter them into many judging categories - an amazing event with people, often celebrities, coming from miles around. All year round the bustling town is full of atmosphere and steeped in history with historic stone buildings and a host of excellent shops. Uppingham School was founded in 1584 by Robert Johnson, the Archdeacon of Leicester, who also established Oakham School. It is considered one of Britain's best schools for music as well as housing one of the largest private theatres in the country. There are also two state primary schools and two nursery schools, and Uppingham Community College on the outskirts of town.







The town has a range of speciality shops and traditional retailers, many of which are still family owned and run, such as Baines Bakery recently celebrating 150 years. There are two butchers, two delicatessens, a Co-op supermarket, a Tesco One Stop, a post office, a Boots, antique shops, gift shops and a good number of restaurants and cafes including The Falcon Hotel and The Lake Isle. It also has a medical practice, several dentists', a vets' practice, and a wide variety of sports clubs and facilities. The Uppingham Sports Centre belongs to The School but any resident of the town is allowed to join. It provides a swimming pool, a gym, badminton and squash courts, and fitness classes. There are further classes such as yoga, Pilates, zumba and other dancing at the Town Hall. Art and culture is very important to Uppingham with its own theatre and no less than six art galleries, the best known is, arguably, the Goldmark Gallery. For those who want to explore, the area also has some lovely walks off the beaten track with bridlepaths and footpaths taking you across very pretty countryside.



Approx. Gross Internal Floor Area 1608 sq. ft / 149.37 sq. m (Including Garage/Conservatory/Garden Room)
Approx. Gross Internal Floor Area 1457 sq. ft / 135.35 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage and Gas Central Heating

Council Tax Band: E

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



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