



Firs Avenue, Uppingham
Offers Over £300,000



Three-bedroom townhouse thoughtfully crafted over three spacious levels to offer the perfect blend of comfort, versatility, and contemporary style.

On the ground floor, you'll find a well-appointed kitchen that flows seamlessly into the dining area, creating the ideal setting for shared meals and entertaining. A comfortable sitting room offers a quiet space to relax, while the adjoining sunroom at the rear provides a bright, peaceful retreat-perfect for morning coffee or an afternoon read. To complete this floor is the cloakroom.

The first floor is dedicated to elevated living, featuring a generous living room that opens onto a private balcony. This indoor-outdoor space is ideal for entertaining or simply enjoying fresh air. Also on this level is the third bedroom and a stylish main bathroom, providing flexibility for guests, a home office.

The second floor offers the ultimate in privacy and comfort, with two spacious bedrooms-each complete with its own ensuite and built-in wardrobes. Whether used as a master suite and guest room or shared by family, this top-floor retreat ensures quiet separation from the home's main living areas.

With abundant natural light, multiple living zones, this townhouse has been designed with modern living in mind. Located close to schools, shops, parks and public transport, it delivers exceptional lifestyle appeal in a connected and convenient setting.

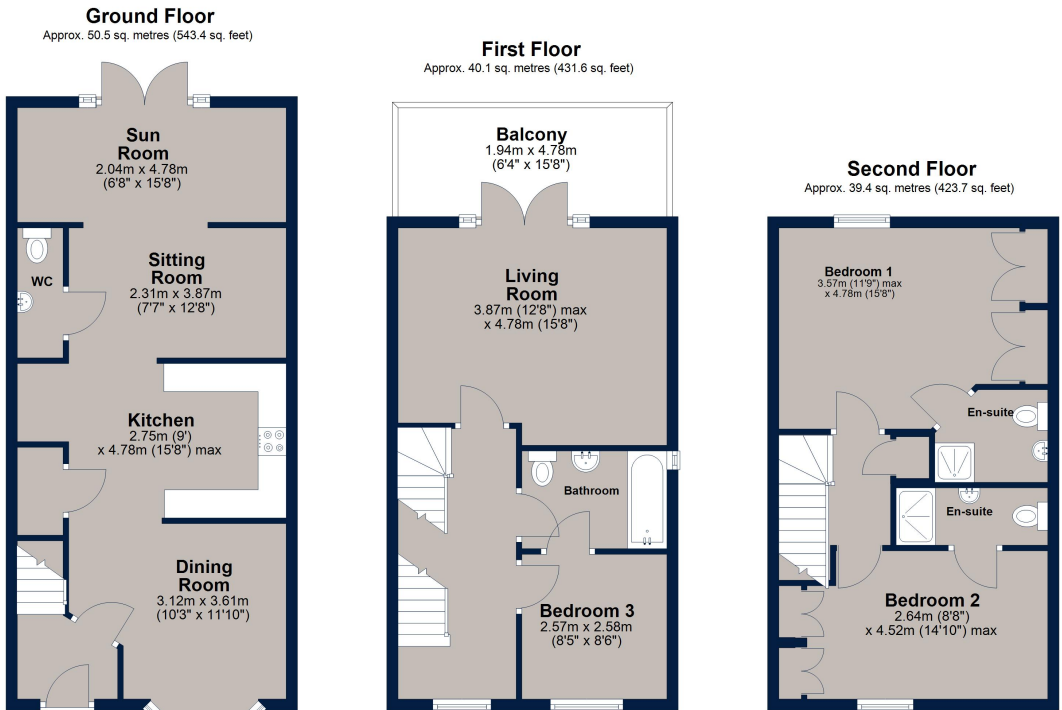
To the rear is a fully enclosed garden, mainly laid to lawn with mature shrubs and gate rear access to your allocated parking.

TENURE: Freehold, All Mains Connected, EPC:C, COUNCIL TAX: D





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Total area: approx. 129.9 sq. metres (1398.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

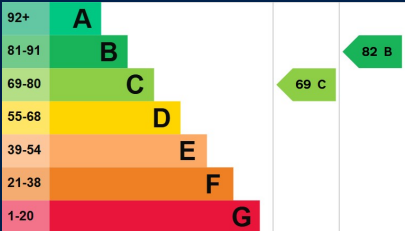
Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street.

Schooling in Uppingham is available in both the private and state sector with primary level schooling at both Uppingham C of E Primary and Leighfield Primary schools. Secondary education is on offer from Uppingham Community College and the renowned Uppingham Public School.

Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking and birdwatching, also only a short distance from one of the two Rutland Water visitor centres.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements