



LIME TREE AVENUE
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... FIVE-BEDROOM DETACHED FAMILY HOME ...”

A five-bedroom detached family home offering excellent potential, with off-road parking, double garage and a private rear garden, all within walking distance of Uppingham town centre.

Dining Kitchen • Two Reception Rooms • Two Separate Studies • Utility Room, Downstairs Cloakroom • Four Double Bedrooms, One Single Bedroom • Family Bathroom, Two Ensuited • Private Rear Garden • Off-Road Parking, Double Garage • Walking Distance to Town Centre • EPC - C

Accommodation

The property is entered via a spacious and central entrance hall, which includes a downstairs cloakroom and provides access to the ground floor accommodation.

To the rear, the dining kitchen features a good range of fitted units, a breakfast bar, and French doors opening out to the garden. From the kitchen, a door leads into the dining room, which has double doors into the central hallway and also enjoys a French door to the patio and garden. Adjacent to the dining room is the living room, accessed via double doors from the hallway. This generous reception room features a feature fireplace and a French door onto the patio, offering a seamless flow between indoor and outdoor living. The ground floor is completed by a utility room with storage, space for white goods, and access to both the side of the property and the integral double garage, as well as a useful study situated to the front of the home.

Upstairs, there are five bedrooms, a separate study, and three bathrooms. All bedrooms benefit from built-in storage, with two bedrooms featuring en-suite shower rooms and the remaining three served by a family bathroom.

Outside

To the front of the property, there is ample off-road parking with access to a double garage featuring two up-and-over doors. A gate to the left-hand side leads through to the private rear garden, which is enclosed by fencing on all sides. The garden is mainly laid to lawn and includes a patio area directly accessible from the house. The property does require some redecoration and updating throughout, providing an ideal opportunity for buyers to put their own stamp on a spacious home.



Location

Uppingham is a picturesque market town in Rutland, known for its rich history, vibrant arts scene, and strong community spirit. Often called "Stamford in miniature," it features honey-hued stone buildings, cobbled streets, and a welcoming atmosphere. The town offers an eclectic mix of boutique shops and restaurants around the Market Square and High Street. Excellent primary and secondary schools serve the area. Conveniently located near the A47, Uppingham provides easy access to Leicester, Peterborough, Corby, and Kettering—all with mainline train services to London in under an hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

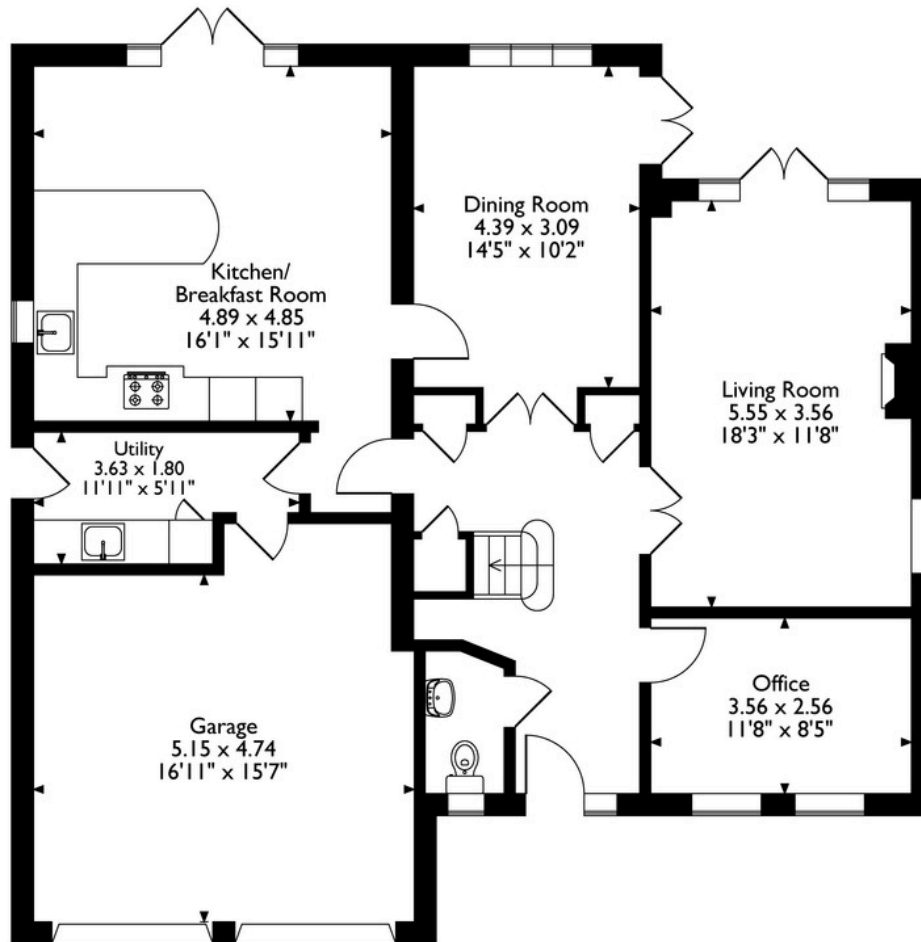
Rutland County Council – Tax Band G

Tenure

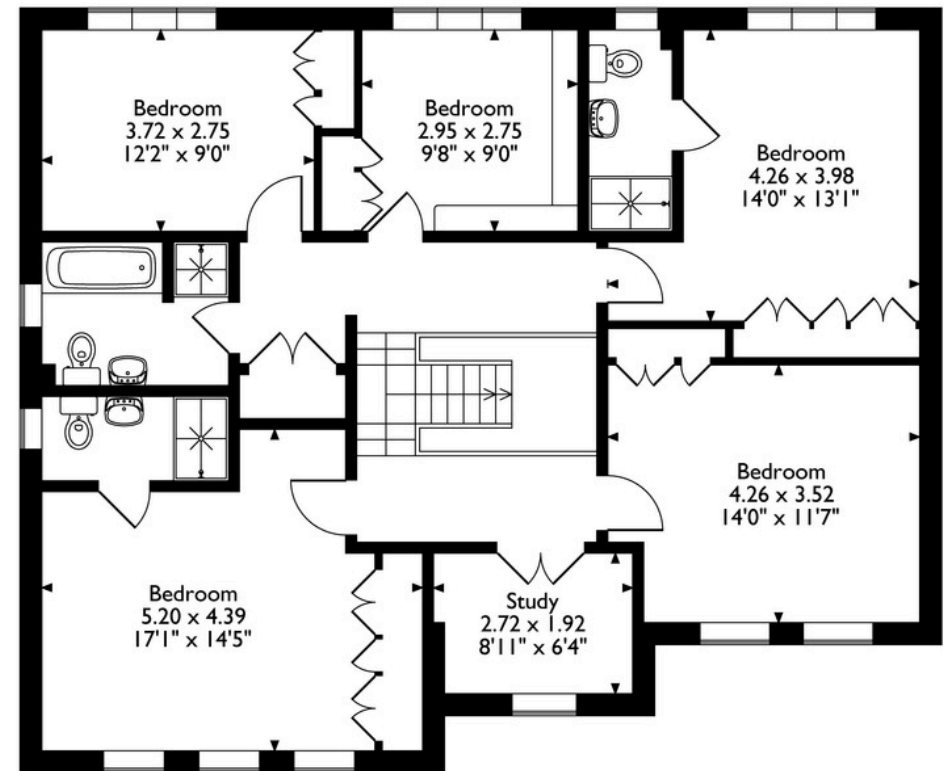
Freehold



45 Lime Tree Avenue, Uppingham, Oakham, Rutland LE15 9SS
House Total Approx. Gross Internal Floor Area incl. Garage = 2475 ft² / 230 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	83 B

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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