



Goldfinch Road
Uppingham, Oakham, LE15 9UJ
Price Guide £475,000

Richardson

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A superb 4 bedrooomed extended detached family home offered with NO CHAIN, within easy walking distance of the centre of this popular market town. A spacious reception hall has a small gallery landing above and tiled flooring which continues into the cloakroom. Double doors provide access to the large bay windowed sitting room with living flame gas fire place. A lovely spacious open plan living/dining room has French doors to the garden, and flows into the kitchen area with its vaulted ceiling, comprehensive range of modern storage units with built in appliances including fridge freezer, dishwasher, hob and ovens. There is also a useful utility room. To the first floor the master bedroom has built in wardrobes and a refitted ensuite shower room. There are 3 further well proportioned bedrooms and a refitted 4 piece family bathroom. A long driveway to the side of the property provides off road parking and leads to a detached single garage with eaves storage space. The rear garden is enclosed with a paved patio area leading onto lawns with shrubs and borders.

Entrance Hall

Cloakroom

Sitting room

19'1" x 13'4" (5.84m x 4.08m)

Living dining room

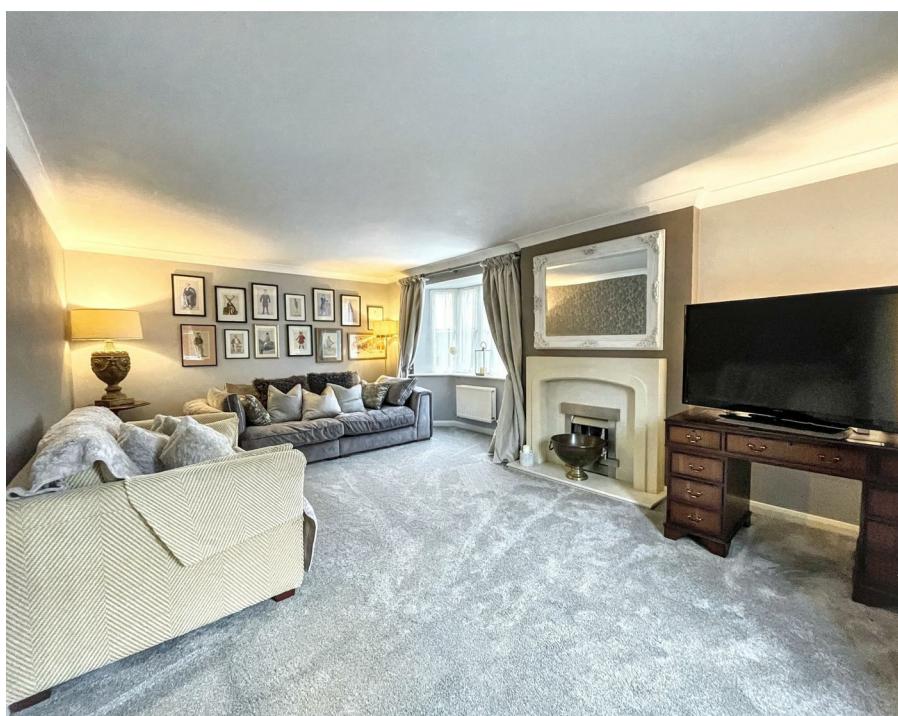
19'4" x 14'1" (5.91m x 4.30m)

Kitchen

9'3" x 12'0" (2.84m x 3.68m)

Utility

8'0" x 4'11" (2.44m x 1.51m)





First floor landing

Bedroom 1
11'4" x 13'1" (3.46m x 4.01m)

Ensuite shower
8'3" x 6'2" (2.54m x 1.89m)

Bedroom 2
11'8" x 10'9" (3.58m x 3.30m)

Bedroom 3
7'1" x 12'8" (2.17m x 3.88m)

Bedroom 4
7'7" x 10'11" (2.32m x 3.35m)

4 Piece family bathroom
8'3" x 6'2" (2.54m x 1.89m)

External details

Situated in a cul de sac location with easy access to the town centre the property has a driveway to the side providing off road parking and leading to a single garage with useful eaves storage. Laurel hedging to the front with railings. The rear is enclosed with patio area lawns, shrubs and borders.

Tenure
Freehold

Council Tax
Rutland District Council Tax Band E

Communication
According to Ofcom: Ultrafast Full Fibre is available

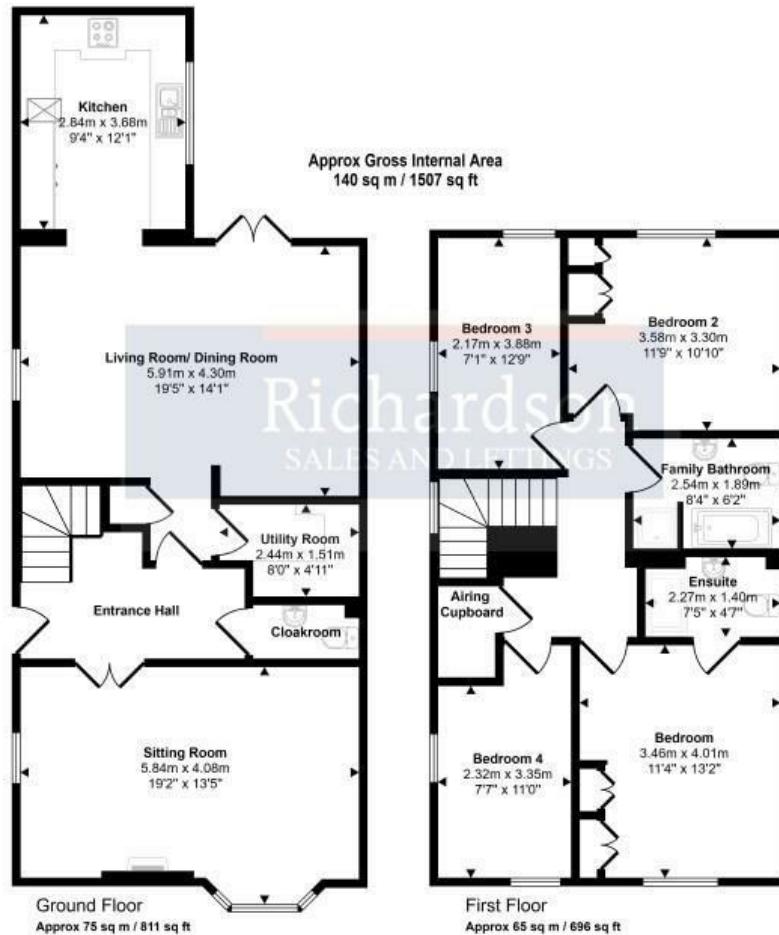
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Services
All main services are connected

Viewing
Telephone appointment Richardson
post@richardsonsurveyors.co.uk



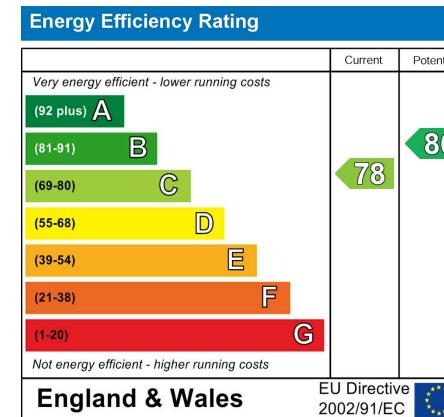
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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