Goldfinch Road

Uppingham, Oakham, LE15 9UJ

Price Guide £450,000

Richardson

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Uppingham, Oakham, LE15 9UJ

4 2 3

An extended four-bedroom detached family home, offered with NO ONWARD CHAIN and ideally positioned within easy walking distance of the centre of Uppingham.

The property provides spacious and versatile accommodation arranged over two floors, with a generous reception hall, two excellent reception areas, a well-appointed kitchen and four bedrooms, including a principal bedroom with en-suite shower room.

The spacious reception hall features tiled flooring, which continues through to the cloakroom, and a small gallery landing above adds an attractive sense of space. Double doors open into the large bay-windowed sitting room, which features a living flame gas fire and provides a comfortable principal reception room.

To the rear, the impressive open-plan living and dining room offers an excellent space for both everyday family life and entertaining, with French doors opening directly onto the garden. The room flows naturally into the kitchen area, which benefits from a vaulted ceiling and a comprehensive range of modern fitted units, incorporating built-in appliances including a fridge freezer, dishwasher, hob and ovens. A separate utility room provides additional practical space.

To the first floor, the principal bedroom has built-in wardrobes and a refitted en-suite shower room. There are three further well-proportioned bedrooms, together with a refitted four-piece family bathroom.

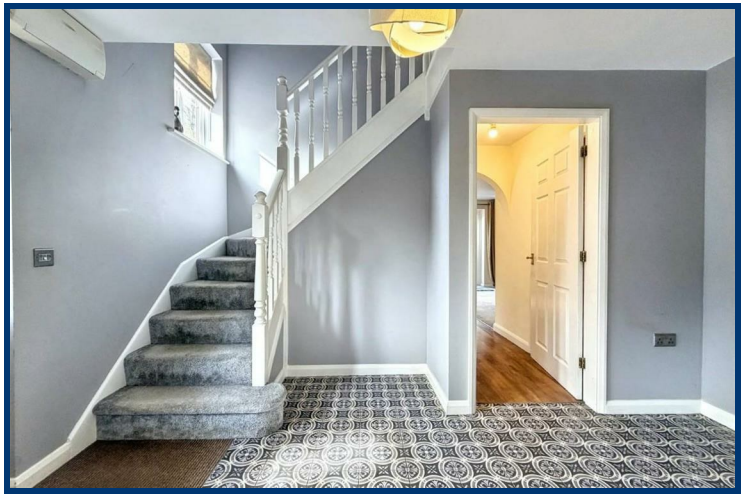
Outside, a long driveway to the side of the property provides generous off-road parking and leads to a detached single garage with useful eaves storage. The enclosed rear garden features a paved patio adjoining areas of lawn, with established shrubs and planted borders.

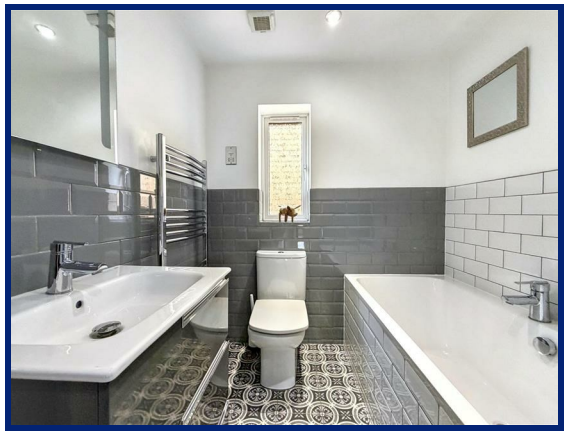
Entrance Hall

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

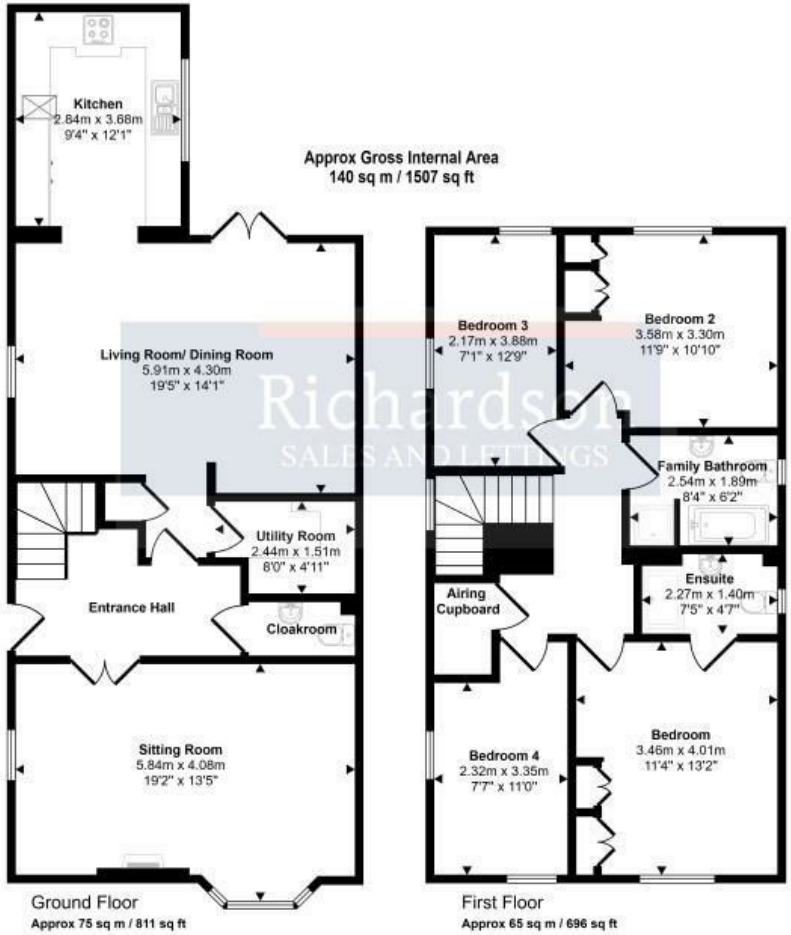
Council Tax
Rutland District Council Tax Band E

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

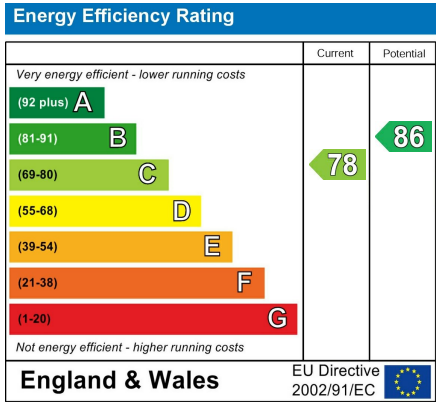
Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map

Energy Efficiency Graph



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