



SPREY
PROPERTY

Wheatley Avenue, Uppingham
Offers Over £300,000



This property on Wheatly Avenue is a three-bedroom semi-detached home on a private road within easy walking distance of Uppingham town centre. It has been sympathetically refurbished in neutral tones and is offered in turnkey condition.

A block-paved driveway provides off-street parking for several vehicles and gives side access to the rear garden. Inside, the entrance hall leads to a front reception room featuring a wood-burning stove, picture rails and quality timber flooring. At the rear, the kitchen-diner is fitted with contemporary base units, a dual oven and wooden flooring; an adjacent utility room adds further storage, plumbing and worktop space. A modern ground-floor WC completes the downstairs accommodation.

Upstairs, a central landing serves three well-proportioned bedrooms; the principal bedroom includes built-in wardrobes. A recently fitted three-piece shower room serves the floor.

The rear garden is landscaped for low maintenance, offering a paved seating terrace, level lawn and mature planting. A sunken seating area at the far boundary provides additional privacy, and a large shed/workshop with power and lighting supplies useful external storage. A block paved driveway service the front of the property with parking for several vehicles.

With its convenient position, recent refurbishment and practical layout, Wheatly Avenue represents a straightforward, ready-to-occupy family home in the heart of Uppingham.

Tenure: Freehold

All mains' services

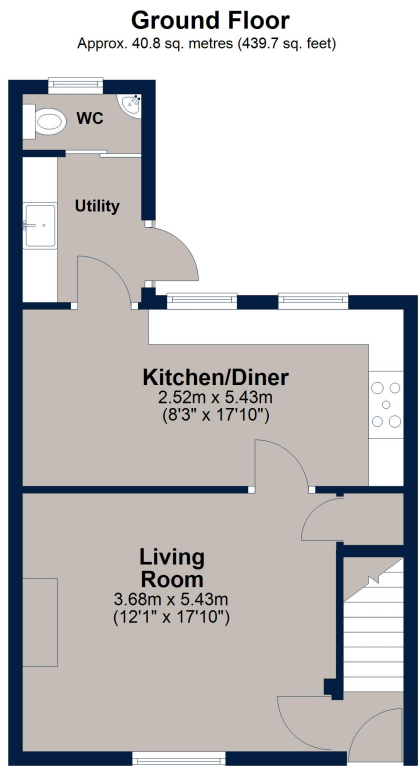
Council Tax Band: C

EPC Rating: C





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Total area: approx. 75.4 sq. metres (812.1 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.

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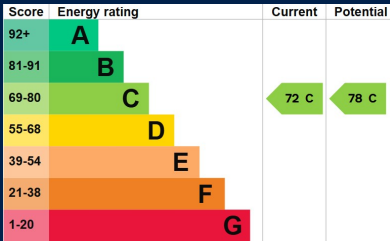
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Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street.

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