



**23 Ullswater Avenue
Edith Weston LE15 8JD**

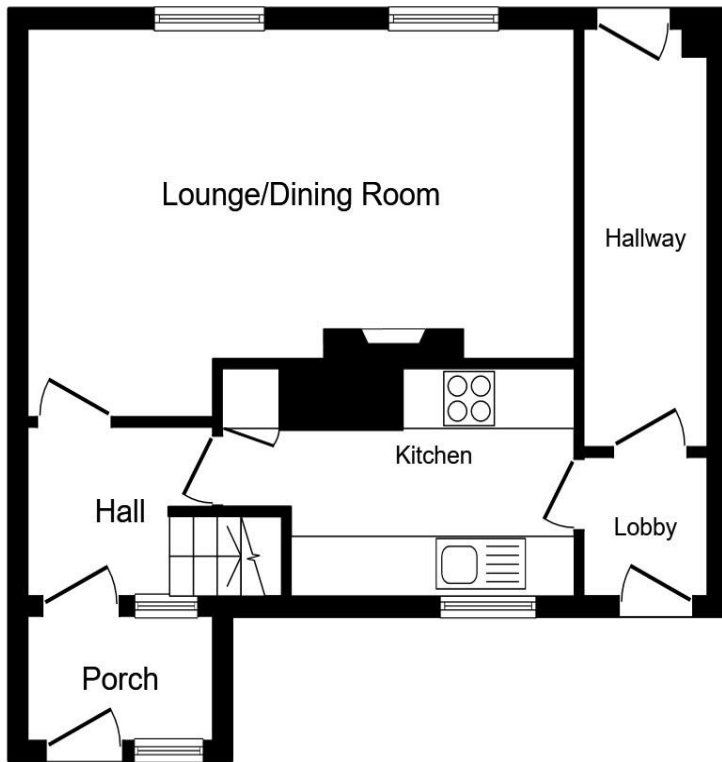


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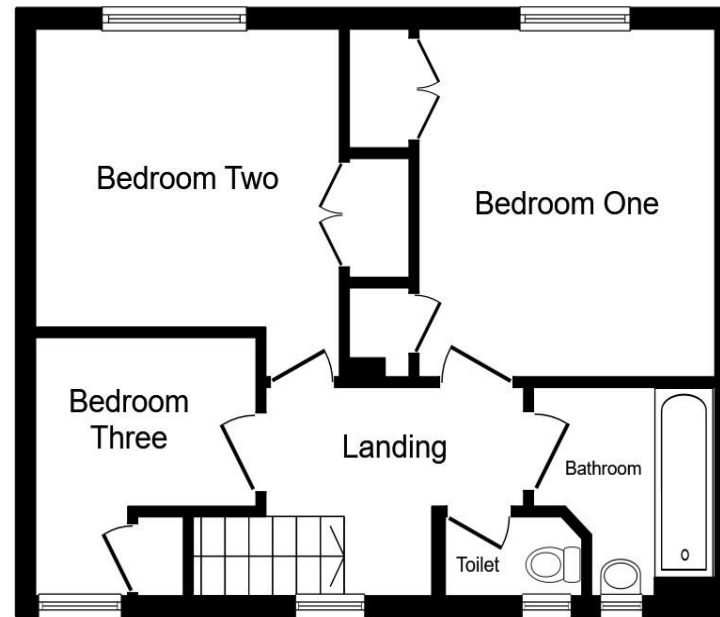
Welcome to
23 Ullswater Avenue

This well-presented three-bedroom mid-terraced home is set in a sought-after village offering excellent access to the market towns of Stamford and Oakham, and Rutland Water providing a host of outdoor and water sports facilities and other local amenities such as shops and schooling.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Lounge Dining Room
19' 10" x 10' 4" (6.05m x 3.15m)

Kitchen
13' 3" x 6' 2" (4.04m x 1.88m)

Utility/Boot Room
19' 1" x 4' 5" (5.82m x 1.35m)

Bedroom One
11' 5" x 8' 11" (3.48m x 2.72m)

Bedroom Two
12' x 11' 1" (3.66m x 3.38m)

Bedroom Three
8' 7" x 6' 2" (2.62m x 1.88m)

Bathroom
5' 10" x 5' 3" (1.78m x 1.60m)

Cloakroom

Total floor area 86.5 sq.m. (931 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

23 Ullswater Avenue

- Sought-After Village Location
- Close To Rutland Water
- Generous Accommodation
- Three Bedrooms
- Allocated Parking Space in Car Park

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£230,000

The accommodation briefly comprises: Entrance hall leading to the lounge dining room with dual windows facing the garden and a feature fireplace. There is a door through to the kitchen with space for appliances including a washing machine, fridge and oven, with a door back into the hall and access through to the utility/boot room with door out to the rear garden.

Upstairs there are three generous bedrooms, all with built-in cupboards, a family bathroom with a shower over the bath and a separate cloakroom.

The garden to the rear is of a good size and laid to lawn with a patio seating area and garden shed for additional storage with fields behind. There is an allocated parking space in the nearby car park at the end of the road.



Please note the marker reflects the
postcode not the actual property

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