



41 Ash Close, Uppingham, LE15 9PJ

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Detached House
- Four Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Downstairs W.C
- Integral Garage + Driveway
- Enclosed Rear Garden
- Well Presented
- EPC Rating - D
- Freehold

£375,000





Located on Ash Close within the sought-after town of Uppingham, stands this spacious detached family home. Having been well looked after by the current homeowner, the property is in immaculate condition throughout. In brief, the property offers two reception rooms, a kitchen diner, downstairs W.C, four bedrooms with an en-suite shower room to master, integral garage with driveway and an enclosed rear garden.

Upon entering through the front door, you step into the entrance hallway. This provides access to the lounge, kitchen diner and a staircase to the first floor. The ground floor includes a convenient downstairs WC, accessed via the snug. The lounge is located to the front of the property, with a feature fireplace overlooking the front aspect. The modern kitchen diner sits to the rear of the home, fitted with a range of wall to floor units and integrated appliances with French doors leading onto the garden. The second reception room, currently used as a snug is located through an archway off the kitchen.

From the first-floor landing are three double bedrooms with the main bedroom offering a re-fitted en-suite shower room. The fourth bedroom described as a single bedroom and main three-piece family bathroom completes the first-floor accommodation.

Situated in a desirable close within Uppingham the property provides off road parking via the block paved front driveway and this in turn leads to the integral single garage. The rear garden has three tier levels with a large patio area, non-overlooked and is fully enclosed by timber fencing.



Room Measurements

Entrance Hall 3.87m x 1.86m (12'8" x 6'1")

Lounge 3.87m x 3.39m (12'8" x 11'1")

Kitchen/Diner 5.36m x 3.28m (17'7" x 10'10")

Snug 3.03m x 2.31m (9'11" x 7'7")

WC 2.39m x 0.86m (7'10" x 2'10")

Bedroom One 3.66m x 3.63m (12'0" x 11'11")

Ensuite 2.26m x 1.67m (7'5" x 5'6")

Bedroom Two 5.52m x 2.28m (18'1" x 7'6")

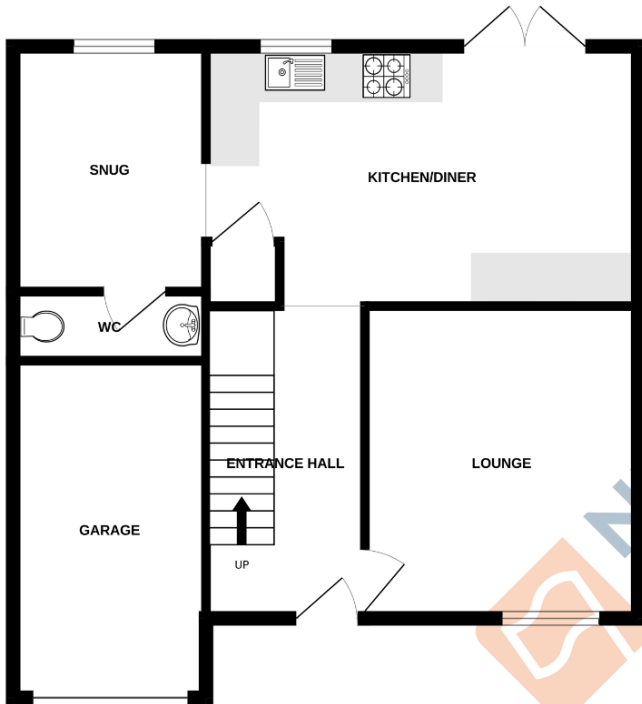
Bedroom Three 3.46m x 3.09m (11'5" x 10'1")

Bedroom Four 2.28m x 2.26m (7'6" x 7'5")

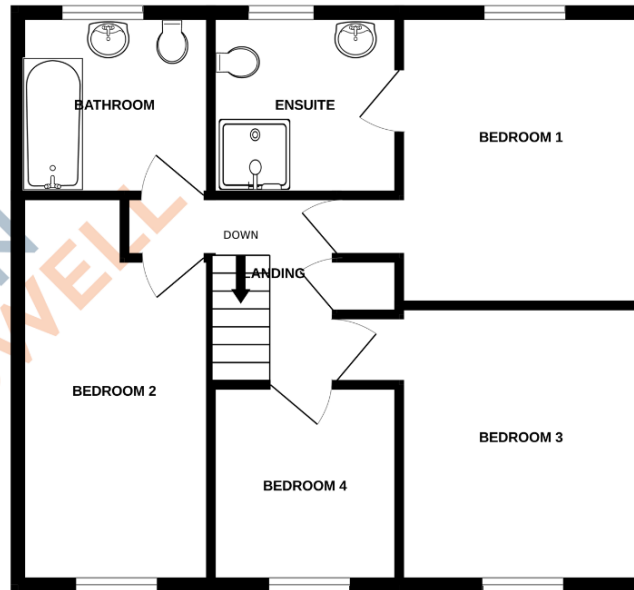
Bathroom 2.39m x 2.30m (7'10" x 7'6")

Garage 4.23m x 2.39m (13'11" x 7'10")

GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



ASH CLOSE, UPPINGHAM

TOTAL FLOOR AREA : 1207 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.