



40 Ash Close, Uppingham, Rutland, LE15 9PJ
£360,000



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DESCRIPTION

An opportunity has arisen to acquire an immaculately presented detached house situated in a sought-after cul-de-sac location and occupying a generously-sized plot with potential to extend, subject to local authority planning permission.

The property offers energy-efficient accommodation (Band B) with solar panels and battery storage, gas central heating and UPVC double glazing with interior briefly comprising:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Study/Snug, Lounge/Diner with FINEMORES fireplace, shaker-style Kitchen; FIRST FLOOR: three Bedrooms, refitted Bathroom.

OUTSIDE there is a good-sized open-plan area of garden with lawn and tarmac driveway providing off-road parking to the front. To the rear lies an established and attractively landscaped garden.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

UPVC double-glazed entrance door with matching side panel gives access to:

Entrance Hall

Attractive, light reception area with radiator, tiled floor and window to front.

Cloakroom/WC

White suite comprising low-level WC and hand basin. Radiator, tiled floor, extractor fan, obscure glazed window to front.

Study/Snug 3.73m x 2.36m (12'3" x 7'9")

Useful additional room with radiator and window to side.

Lounge/Diner 6.20m x 4.27m (20'4" x 14'0")

Good-sized, dual-aspect reception room featuring FINEMORES cut-stone formal fireplace with matching hearth and open grate, two radiators, staircase with open spindles leading to first floor, window to front providing pleasant outlook and sliding patio doors opening to attractively landscaped rear garden.

Kitchen 3.76m x 2.39m (12'4" x 7'10")

Excellent range of modern fitted units incorporating solid wood work surfaces with matching upstand, inset single drainer enamel sink unit with mixer tap, ample shaker-style base cupboard and drawer units and matching eye-level wall cupboards. Space for slot-in cooker with extractor hood above, plumbing for washing machine, space for upright fridge-freezer.

Large under-stairs store cupboard/pantry, radiator, tiled floor, window to rear providing attractive garden outlook, external door.

FIRST FLOOR

Landing

Large built-in linen cupboard with slatted shelving, loft hatch with fitted drop-down ladder giving access to insulated roof void housing gas-fired combination boiler.

Bedroom One 3.33m x 3.40m (10'11" x 11'2")

Built-in over-stairs wardrobe with hanger rail, radiator, window to front enjoying south-facing aspect.

Bedroom Two 3.38m x 2.54m (11'1" x 8'4")

Built-in over-stairs cupboard, radiator, window to front providing attractive south-facing aspect.

Bedroom Three 2.72m x 2.36m (8'11" x 7'9")

Radiator, window to rear overlooking garden.

Bedroom Four 2.11m x 1.80m (6'11" x 5'11")

Radiator, window to rear overlooking garden.

Bathroom

Refitted with white suite comprising low-level WC, pedestal hand basin and panelled bath with fitted shower screen, twin-headed shower above and fitted aquaboard splash-backs.

Heated towel rail, window to rear.

OUTSIDE

Front Garden

The property benefits from a good-sized frontage laid mainly to lawn with inset shrubs and bushes. A tarmac driveway provides off-road parking.

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Rear Garden

The split-level rear garden has been landscaped to include a large paved patio area extending to the rear and side of the house, colourful terraced beds stocked with various shrubs, bushes and plants, steps to an area of lawn and further well-stocked borders.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard, Superfast and Ultrafast)

Mobile signal:

Indoor: EE available (calls and data), no Three, O2 or Vodafone

Outdoor: EE, Three, O2 and Vodafone fully available (calls, data and enhanced data)

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

UPPINGHAM

Uppingham is a jewel of a market town, situated in the southern part of Rutland, it is famous for its independent school and it brings many cultural

opportunities to the town for the residents to enjoy.

Within the town centre are a good range of shops catering for most needs together with various services including doctors surgery, opticians, chemist, library, dentist.

For commuters Uppingham is ideally positioned within an easy car drive to a number of centres, including Leicester, Peterborough, Oakham, Stamford, Kettering, Corby and Market Harborough. The A14 A1/M1 link, approximately 10 miles away between Kettering and Corby and there one can access the motorway system of England. For train travellers Kettering station, approximately 20 minutes' drive offers frequent services to London St Pancras and the north.

Leisure activities in the area are many and varied with some beautiful countryside where one can ramble, cycle or just spend time at Rutland Water where there are further pleasures to be enjoyed including sailing, fishing, windsurfing etc. In addition there are many sports throughout Uppingham and Rutland catering for most needs.

COUNCIL TAX BAND

Band D

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice

whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees

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ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their

employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







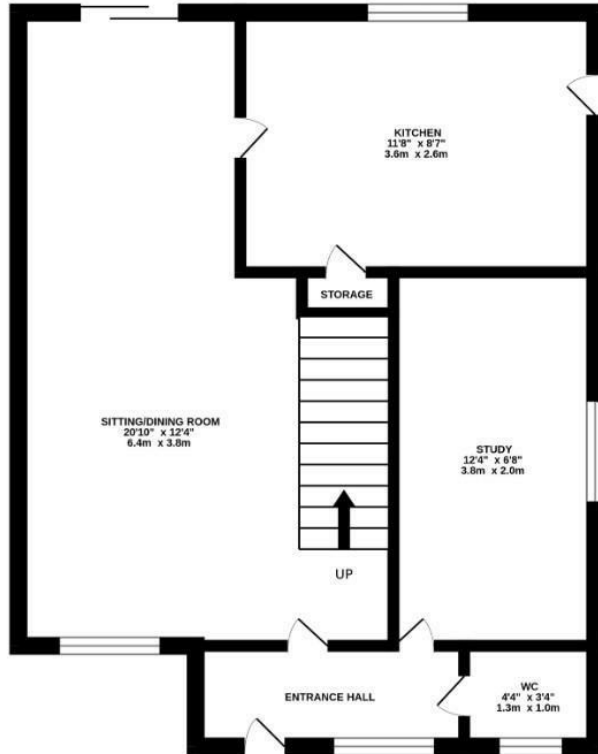




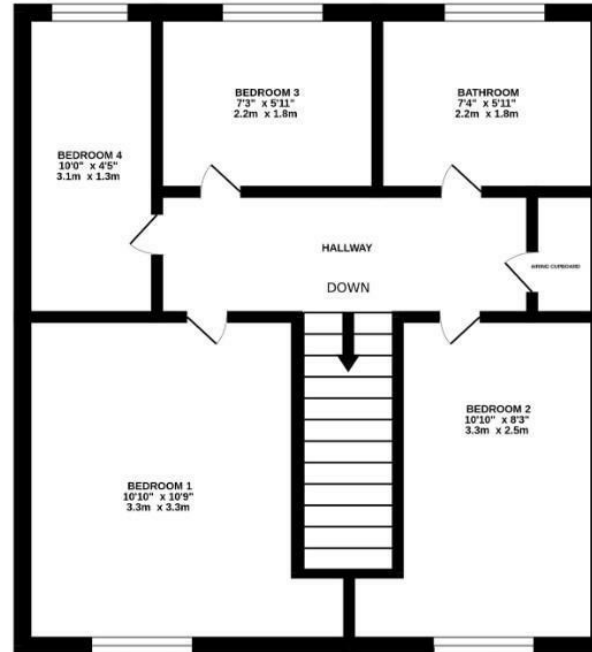


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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		