



MURRAY

**45 Stockerston Crescent, Uppingham, Rutland, LE15 9UA**  
**£395,000**

**MURRAY**

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



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### DESCRIPTION

Detached bungalow offering very well maintained accommodation in a desirable residential area on the edge of Uppingham and enjoying open countryside views to the rear.

The accommodation has gas-fired central heating system and double-glazed windows throughout and briefly comprises: Entrance Hall, Lounge, refitted modern Kitchen, Master Bedroom with en-suite Shower Room, two further Bedrooms (with Bedroom 3 offering potential to be used as a Study) and Bathroom.

Outside, there is a single Garage, an area of open-plan garden to the front and an attractively landscaped garden of good size to the rear.

Tenure: Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Porch

Part-glazed front entrance door with matching panels to either side, internal glazed door leading to:

##### Entrance Hall

Radiator, built-in cupboard, ceiling cornice.

##### Lounge 4.85m x 4.09m (15'11" x 13'5")

Dual-aspect reception room enjoying views over rear

garden and countryside beyond and featuring period-style fireplace housing gas fire, radiator and ceiling cornice.

##### Kitchen 4.09m x 2.54m (13'5" x 8'4")

Refitted with range of attractive modern units incorporating granite-effect work surfaces, inset single drainer sink with mixer tap above, base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances comprise fridge-freezer, dishwasher, electric oven and gas hob with stainless steel cooker hood above. Also, included in the sale is a plumbed-in washing machine.

Tiled splashbacks, tiled floor, window providing views over rear garden and countryside beyond, external door to garden.

##### Bedroom One 4.17m x 3.30m (13'8" x 10'10")

Three fitted double wardrobes to one wall, radiator, window to front.

##### En-suite Shower Room

White suite comprising low-level WC, pedestal hand basin and shower cubicle with mixer shower.

Tiled splashbacks, heated towel rail.

##### Bedroom Two 3.20m x 2.97m (10'6" x 9'9")

Radiator, ceiling cornice, window to side.

##### Bedroom Three/Study 2.64m x 2.59m (8'8" x 8'6")

Radiator, ceiling cornice, dual-aspect windows to front and side.

##### Bathroom

White suite comprising low-level WC, pedestal hand basin and panelled bath.

Tiled walls, radiator, obscure window to side.

#### OUTSIDE

##### Attached Single Garage

Up-and-over door to front, personnel door to rear garden.

##### Front Garden

The open-plan front garden includes lawn bordered by established shrubs and bushes and paved pathway leading to front door.

An adjoining gravelled driveway gives access to the garage and provides additional off-road parking.

##### Rear Garden

The generously-proportioned rear garden is privately enclosed by timber fencing and mature hedging and enjoys delightful views over adjoining countryside. The garden has been landscaped to include paved patio area, raised lawn with inset conifer and a large pond with adjoining rockery.

#### PHOTOGRAPHS

Please note that the images contained herein are from when the property was previously occupied.

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### 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: EE, Three, O2 and Vodafone fully available (indoors and outdoors)

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. However, a full EICR check following the rewiring and a recent Landlord's gas safety check have been carried out on the owner's request (corresponding documentation is available for inspection on application).

### 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

### 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 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.

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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.















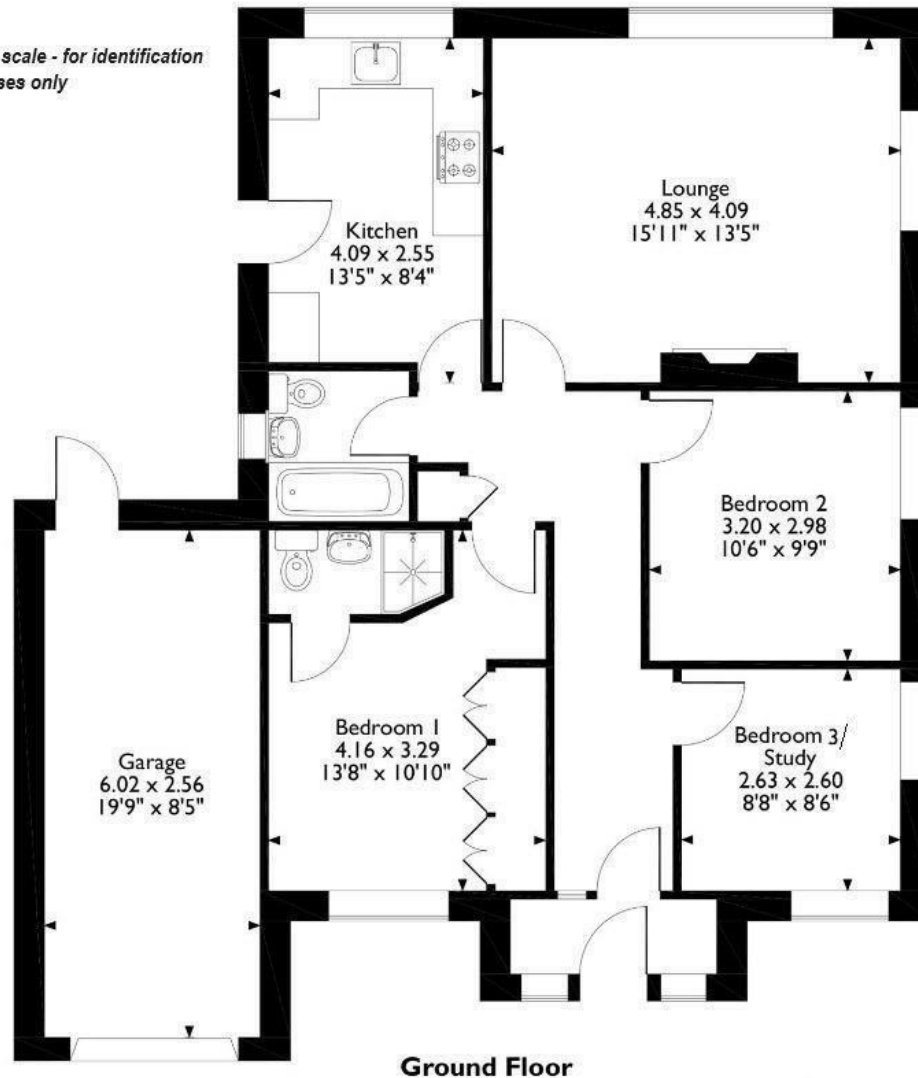


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Main House = 79 Sq M/850 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 94 Sq M/1011 Sq Ft



Not to scale - for identification purposes only



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC