



**6 Poplar Close, Uppingham, Rutland, LE15 9RQ**  
**£420,000**



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Attractive detached bungalow with large garage, ample off-road parking and generously-proportioned garden providing a peaceful retreat, set in a desirable cul-de-sac within walking distance of Uppingham town centre.

\*\* Open-plan Lounge Area and Dining Area \* Conservatory \* Kitchen \* Utility Room \* 3 Bedrooms \* Bathroom \*\*

Tenure: Freehold



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### DESCRIPTION

A well-maintained detached bungalow set on a pleasant, good-size plot within a quiet cul-de-sac in one of Uppingham's most sought-after residential areas.

The property provides a spacious, well-proportioned accommodation and is located within walking distance of the town centre.

The accommodation has gas-fired central heating system and replacement double glazing and briefly comprises Entrance Hall, Utility Room, open-plan Lounge Area and Dining Area, modern Kitchen, Conservatory, Inner Hall, three Bedrooms and Bathroom.

OUTSIDE: the open-plan frontage of the property is laid to gravel with numerous inset shrubs and bushes. A gravelled driveway gives access to large Garage and provides additional area of off-road parking for several vehicles.

To the rear lies an established, larger-than-average, very private garden which enjoys a south-facing aspect.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall 1.63m x 1.30m (5'4" x 4'3")

Front entrance door, radiator.

##### Utility Room 1.52m x 1.30m (5'0" x 4'3")

Fitted worktop, plumbing for washing machine, gas central heating boiler.

##### Open-plan Lounge/Diner

Attractive dual-aspect reception room incorporating Lounge Area and Dining Area as follows:

##### Lounge Area 5.61m x 3.68m (18'5" x 12'1")

Feature fireplace with timber mantel housing living-flame coal-effect gas fire, radiator, ceiling cornice, picture windows overlooking private rear garden.

##### Dining Area 2.64m x 3.02m (8'8" x 9'11")

Radiator, ceiling cornice, wood-effect flooring, French doors leading to Conservatory, archway to Kitchen.

##### Conservatory 5.64m x 2.82m (18'6" x 9'3")

UPVC double-glazed construction on dwarf brick walls featuring glass roof, external door and picture windows providing views over mature and very private rear garden.

##### Kitchen 3.45m x 2.64m (11'4" x 8'8")

Range of attractive modern shaker-style units incorporating granite-effect work surfaces, inset single drainer stainless steel sink with mixer tap above, base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet.

Integrated appliances comprise eye-level electric double oven and gas hob with stainless steel splashback and extractor hood above. There is

under-counter space and plumbing for dishwasher.

Wood-effect flooring, ceiling cornice, internal door to Lounge Area, window to side.

##### Inner Hall

Linen cupboard with radiator, loft access hatch.

##### Bedroom One 3.30m x 3.68m (10'10" x 12'1")

Built-in double wardrobe, radiator, ceiling cornice, window to front.

##### Bedroom Two 2.64m x 3.33m (8'8" x 10'11")

Radiator, ceiling cornice, window to front.

##### Bedroom Three 2.77m x 2.49m (9'1" x 8'2")

Radiator, ceiling cornice, window to front.

##### Bathroom 1.75m x 2.08m (5'9" x 6'10")

Three-piece suite comprising low-level WC, pedestal hand basin and panelled bath with shower attachment. Fully tiled walls, radiator, obscure window.

#### OUTSIDE

##### Large Garage 4.88m x 5.23m (16'0" x 17'2")

Electric up-and-over door.

##### Front Garden

The property is accessed via a gravelled driveway which gives access to the garage and provides ample off-road parking for several vehicles.

The open-plan front garden is laid to gravel with inset beds featuring an array of shrubs, bushes and plants.

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### Rear Garden

The good-size, south-facing garden is screened by mature trees and bushes and enjoys a great deal of privacy. The garden features sheltered seating areas and paved pathways flanked by beds stocked with a wide variety of shrubs, bushes and plants, a water feature and a vegetable patch.

### 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, Three and O2 available (calls and data), no 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 D

Enquiries to 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.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

### 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.

### 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

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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.

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.

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.

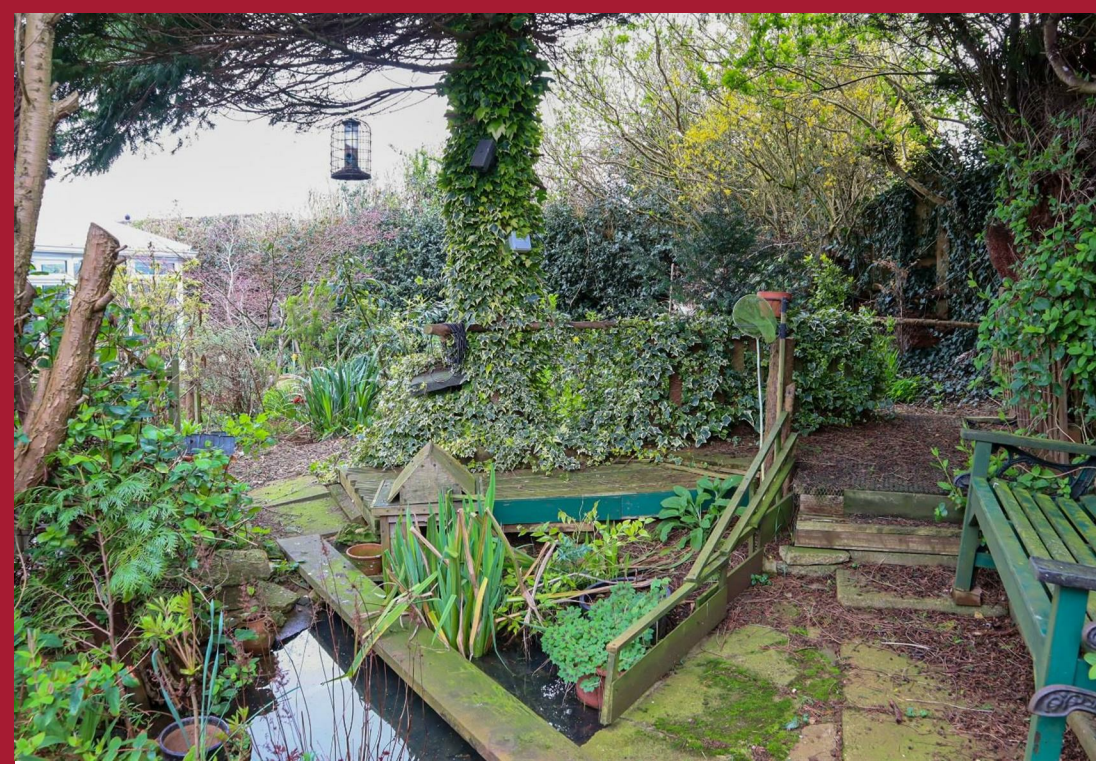
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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

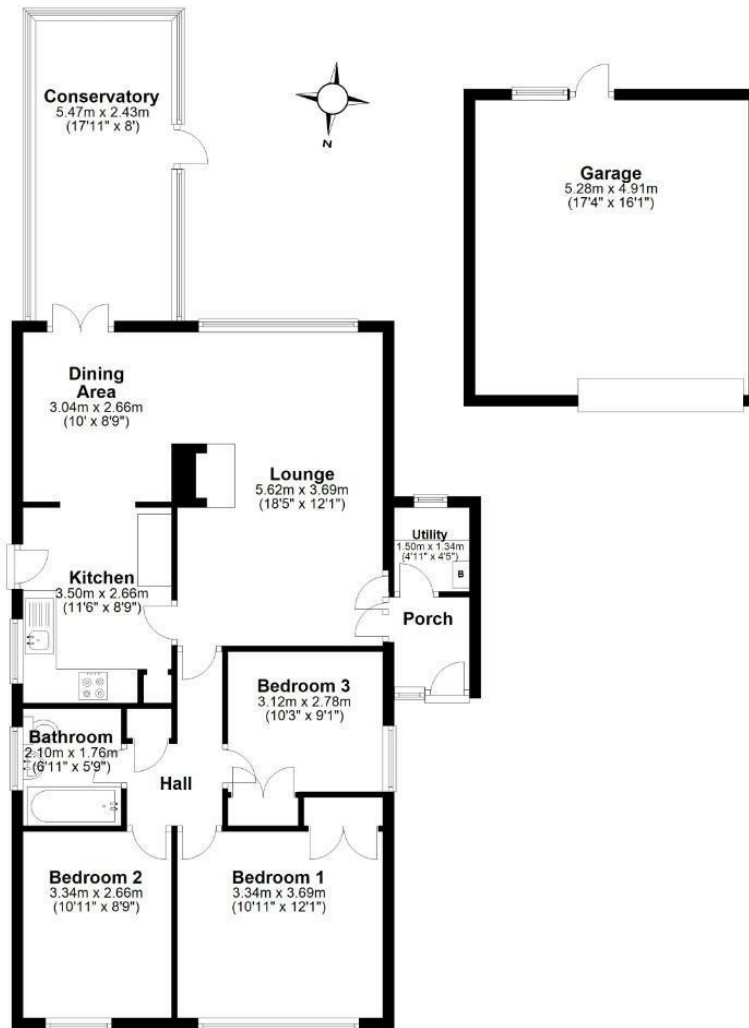








**Ground Floor**  
Approx. 123.4 sq. metres (1328.5 sq. feet)



Total area: approx. 123.4 sq. metres (1328.5 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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