



11 Poplar Close, Uppingham, Rutland, LE15 9RQ
O.I.R.O £460,000



Chartered Surveyors & Estate Agents



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DESCRIPTION

Detached bungalow, recently redecorated throughout, set in one of Uppingham's most sought-after residential locations.

The property occupies a secluded cul-de-sac position and provides well-proportioned accommodation in a ready-to-move-in condition. The accommodation benefits from gas-fired central heating system and replacement double glazing and briefly comprises Entrance Hall, open-plan Living Room with feature gas stove and modern Kitchen, Side Hall, Utility Room, Inner Hall, three Bedrooms, Shower Room and separate Bathroom.

Outside, there is a detached double Garage with gravelled driveway providing additional off-road parking for at least three vehicles, an open-plan lawned garden to the front and a fully enclosed garden with large patio and lawn to the rear.

The property is available with NO CHAIN.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.35m x 1.30m (11'0" x 4'3")

Double-glazed front entrance door with matching side panel, partially tiled floor.

Open-plan Living Room & Kitchen comprising:

Living Room 5.69m x 3.66m (18'8" x 12'0")

Feature stainless steel gas stove, radiator, wall-light points, recessed ceiling spotlights, window to front, opening to Kitchen.

Kitchen 2.67m x 3.10m (8'9" x 10'2")

Range of modern fitted units incorporating granite-effect work surfaces, inset stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards with ambient lighting beneath. Built-in appliances comprise fridge, dishwasher, HOTPOINT electric double oven and electric hob with cooker hood above.

Tiled splashbacks, tiled floor, recessed ceiling spotlights, French doors giving access to rear garden.

Side Hall

Recessed ceiling spotlights.

Bedroom Three 2.62m x 3.66m (8'7" x 12'0")

Radiator, window to front.

Bathroom 1.70m x 2.16m (5'7" x 7'1")

White suite comprising low-level WC, pedestal hand basin and shower bath with fitted screen. Heated towel rail, tiled walls, window to side.

Utility Room 3.02m x 2.79m (9'11" x 9'2")

Fitted granite-effect worktop, inset stainless steel sink with mixer tap, base cupboard unit. Triple-aspect windows, external doors to front and rear. Included in the sale are a washing machine, a tumble dryer and a freezer.

Inner Hall

Built-in linen cupboard, built-in store cupboard, loft access hatch, gas-fired central heating boiler.

Bedroom One 3.66m x 3.35m (12'0" x 11'0")

Radiator, window to rear.

Bedroom Two 3.33m x 2.67m (10'11" x 8'9")

Radiator, window to rear.

Shower Room 1.75m x 1.80m (5'9" x 5'11")

Contemporary white suite comprising low-level WC, pedestal hand basin and shower cubicle. Tiled splashbacks, heated towel rail, window to side.

OUTSIDE

The property is accessed via a gravelled driveway which gives access to the Double Garage and provides additional off-road parking.



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Double Garage 4.85m x 5.05m (15'11" x 16'7")

Light and power, twin up-and-over doors to front, personnel door to rear garden.

Front Garden

The south-facing front garden is mainly laid to lawn, with mature shrubs and bushes to borders.

Rear Garden

The fully enclosed rear garden is privately screened by established shrubs, bushes and trees and has been arranged to include a large patio with adjoining attractive raised bed and lawn.

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 fully available (calls and data), O2 - calls only, Vodafone not available.

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

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.

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



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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.

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.

Oakham

5 Market Street
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Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford

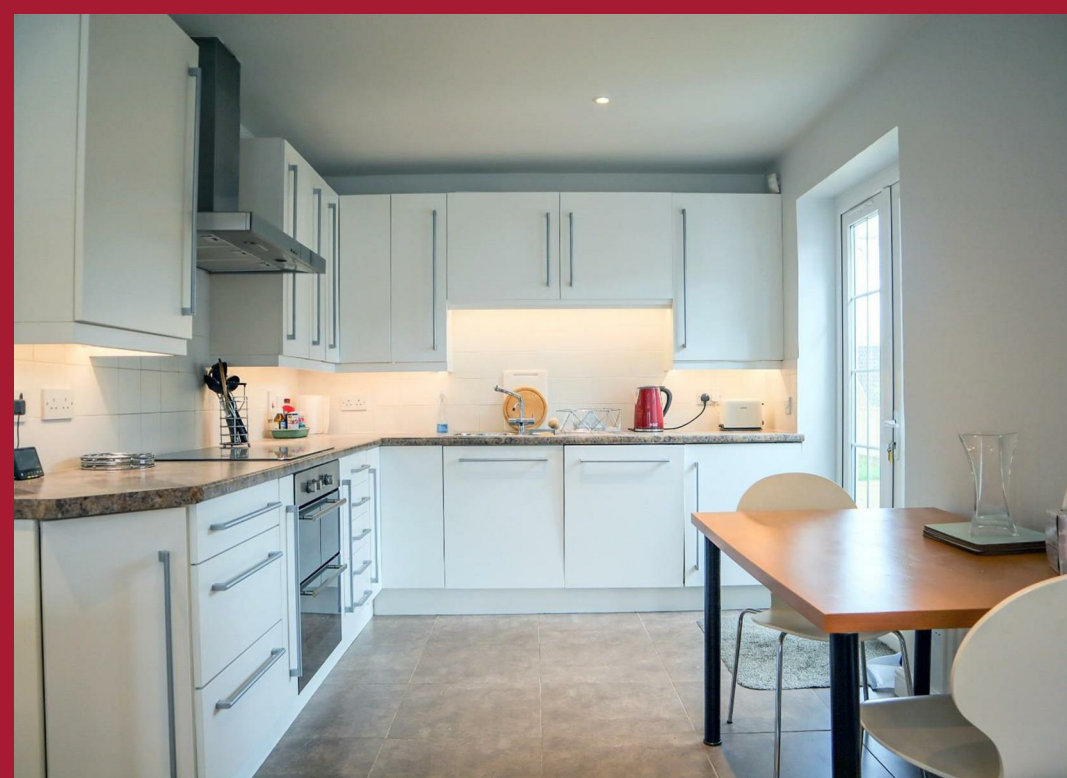
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

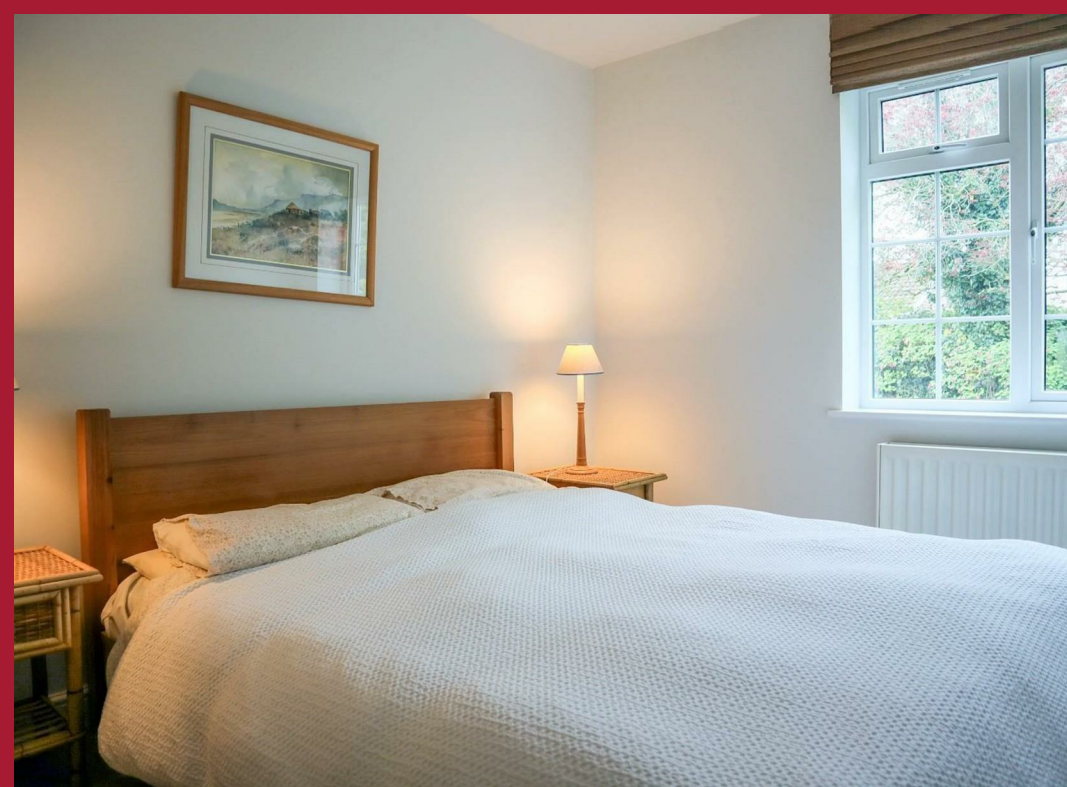
stamford@murray.co.uk

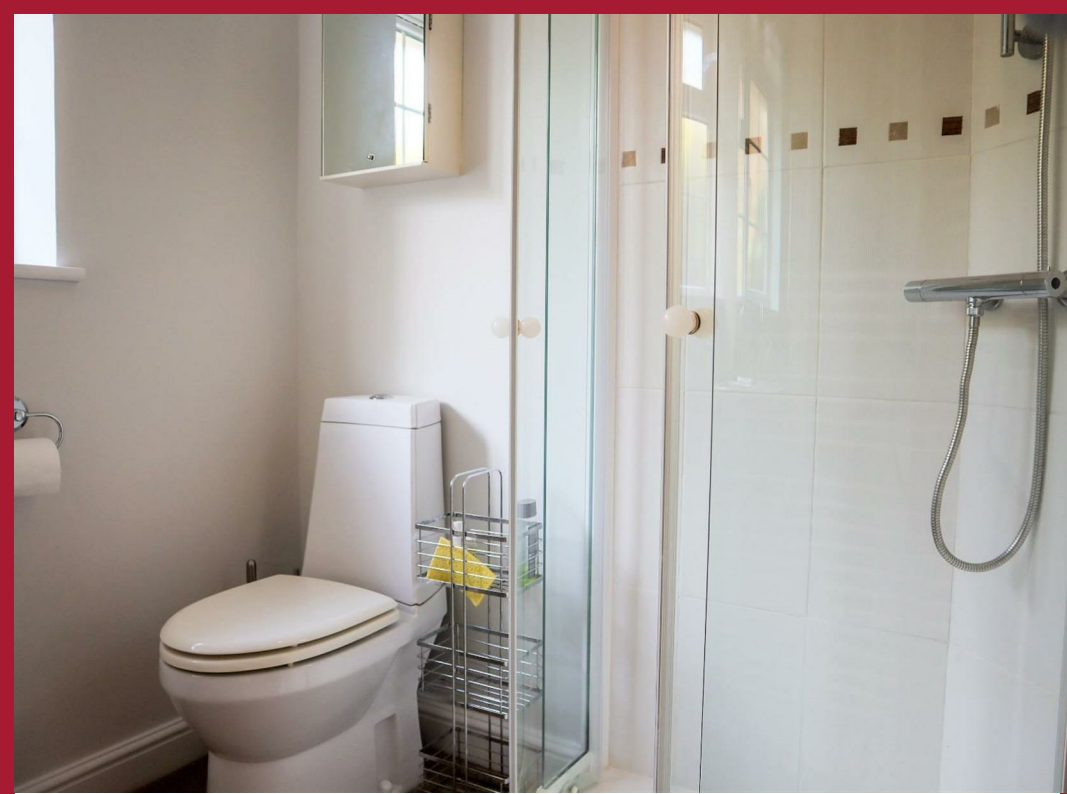
Uppingham

18 High Street East
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Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk











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Ground Floor
Approx. 117.6 sq. metres (1265.5 sq. feet)



Total area: approx. 117.6 sq. metres (1265.5 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) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC