



**56 Firs Avenue, Uppingham, Rutland, LE15 9RE**  
**Guide Price £420,000**



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## 56 Firs Avenue, Uppingham, Rutland, LE15 9RE



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### DESCRIPTION

Attractive modern detached house occupying a corner plot within a cul-de-sac, with privately screened gardens and ample off-road parking, situated in a popular residential area on the edge of Uppingham.

The property offers energy-efficient accommodation which benefits from gas-fired central heating system, double glazing throughout and insulated and partially boarded full-height roof space.

The tastefully presented interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room with feature fireplace, separate Dining Room, Breakfast Kitchen; FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms (two double and one single), Family Bathroom.

OUTSIDE there is a Car Port with driveway providing additional off-road parking, useful attached Store and landscaped gardens to front, side and rear.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

Composite double-glazed entrance door, built-in cloaks cupboard, radiator in decorative cabinet, laminate flooring, staircase with open spindles leading to first floor, under-stairs area.

##### Cloakroom/WC

White suite of low-level WC and wall-mounted hand basin with tiled splashback, radiator in decorative cabinet, window to front.

##### Sitting Room 7.06m x 3.15m (23'2" x 10'4")

Dual-aspect reception room of generous proportions featuring elegant fireplace housing living-flame coal-effect gas fire, laminate flooring, bay window to front and French doors opening onto rear garden.

##### Dining Room 3.43m x 3.73m incl bay (11'3" x 12'3" incl bay)

Radiator, bay window to front.

##### Breakfast Kitchen 4.47m x 3.23m (14'8" x 10'7")

Range of fitted contemporary units incorporating granite-effect work surfaces, inset 1.5-bowl single drainer sink with mixer tap, soft-close high-gloss base cupboard and drawer units, matching eye-level wall cupboards and breakfast bar with drawers beneath.

Integrated appliances comprise Zanussi double electric oven and gas hob with extractor above.

Included in the sale is freestanding under-counter dishwasher. There is under-counter space and plumbing for washing machine and space for American-style fridge-freezer.

Metro tiles to splashbacks, tiled floor, radiator, window and external door to rear garden.

### FIRST FLOOR

#### Landing

Built-in cupboard housing a brand new hot water cylinder, radiator in decorative cabinet, loft hatch with retractable ladder giving access to insulated and partially boarded, full-height loft space with fitted shelving to rafters.

#### Bedroom One 3.38m x 3.56m incl wardrobes (11'1" x 11'8" incl wardrobes)

Full-width range of fitted wardrobes to one wall, radiator, dual-aspect windows to front and side.

#### En-suite Shower Room

White suite of low-level WC and hand basin with fully tiled splashback, shower cubicle with tiled surround, radiator, window to front.

#### Bedroom Two 3.15m x 3.15m (10'4" x 10'4")

Fitted wardrobes, radiator, window to front.

#### Bedroom Three 3.35m x 2.49m max (11'0" x 8'2" max)

Fitted wardrobe, radiator, window to rear with views over attractive garden.

#### Bedroom Four 2.29m x 2.95m (7'6" x 9'8")

Radiator, window to rear providing pleasant garden outlook.

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### Family Bathroom 2.79m max x 2.82m max (9'2" max x 9'3" max)

White suite comprising low-level WC, hand basin and panelled bath with shower above and glass shower screen. Tiled splashbacks, radiator, window to rear.

### OUTSIDE

#### Parking

There is a Car Port (leading to Store) and tarmac driveway providing off-road parking for two further vehicles to the side of the property.

### Attached Store 3.23m x 2.90m (10'7" x 9'6")

Light and power, fitted shelving, doors to front and rear elevations.

#### Gardens

The attractive corner plot gardens have been arranged to include paved pathway leading to the front door, adjoining lawn with beds, borders and established shrubs to boundary to the front and side, whereas to the rear lies a fully enclosed garden privately screened by trees and shrubs and featuring paved patio area immediately to the rear of the house, a shaped slate-chipping pathway, lawn and well-stocked borders.

#### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
Indoor: EE, Three, O2 - voice and data limited;  
Vodafone - none  
Outdoor: EE, Three, O2, Vodafone - voice and data likely  
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 E  
Rutland County Council, Oakham 01572-722577

### TENURE

Freehold

### FLOOD RISK

There is no flood risk for this property.  
This home is not at risk of flooding from rivers and seas.

### 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.

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**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 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.

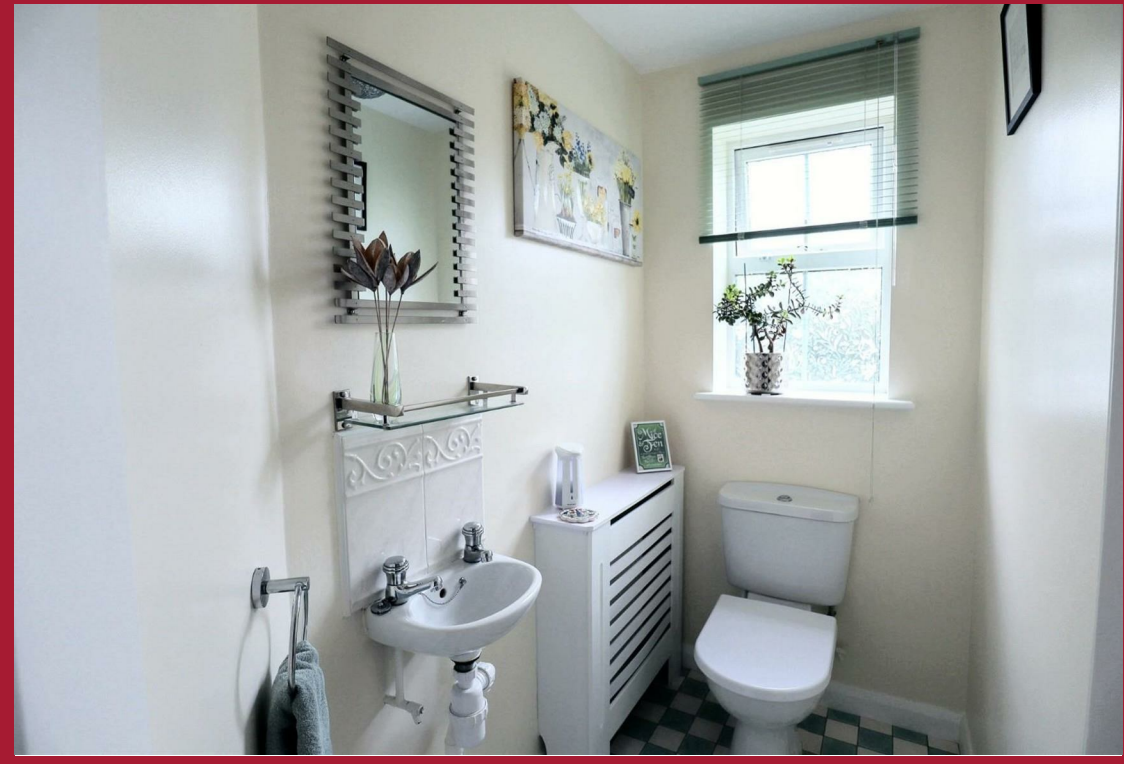
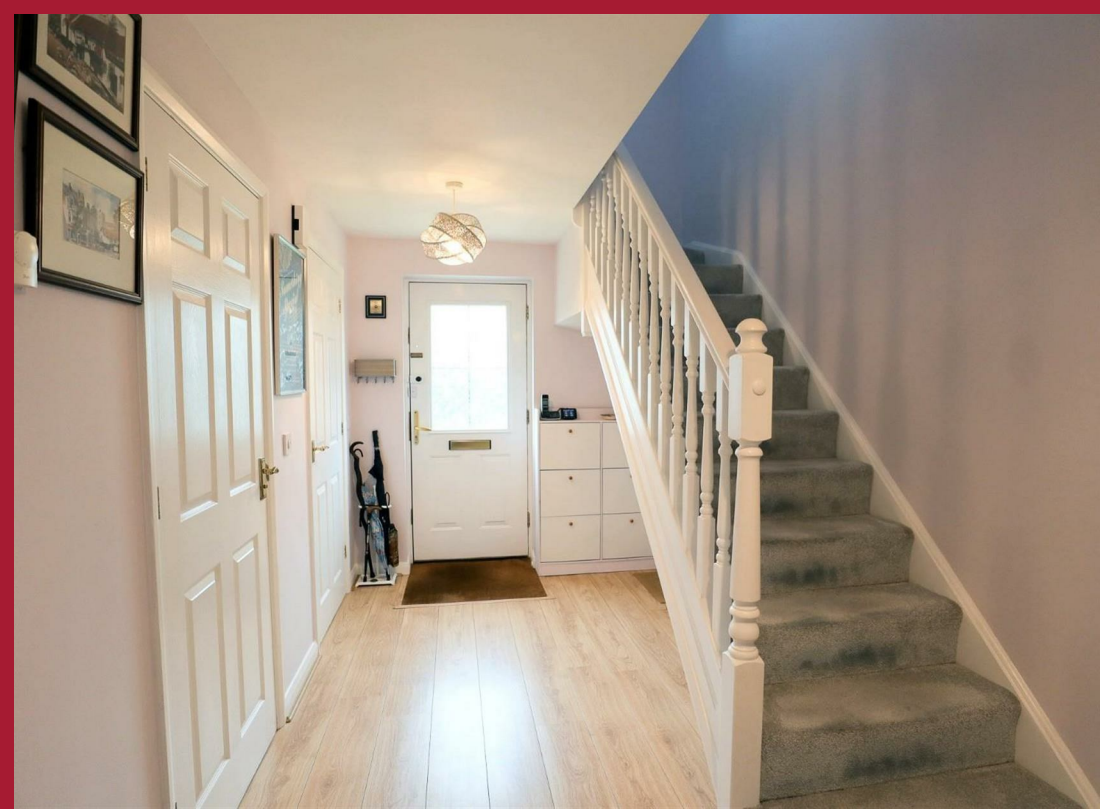
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

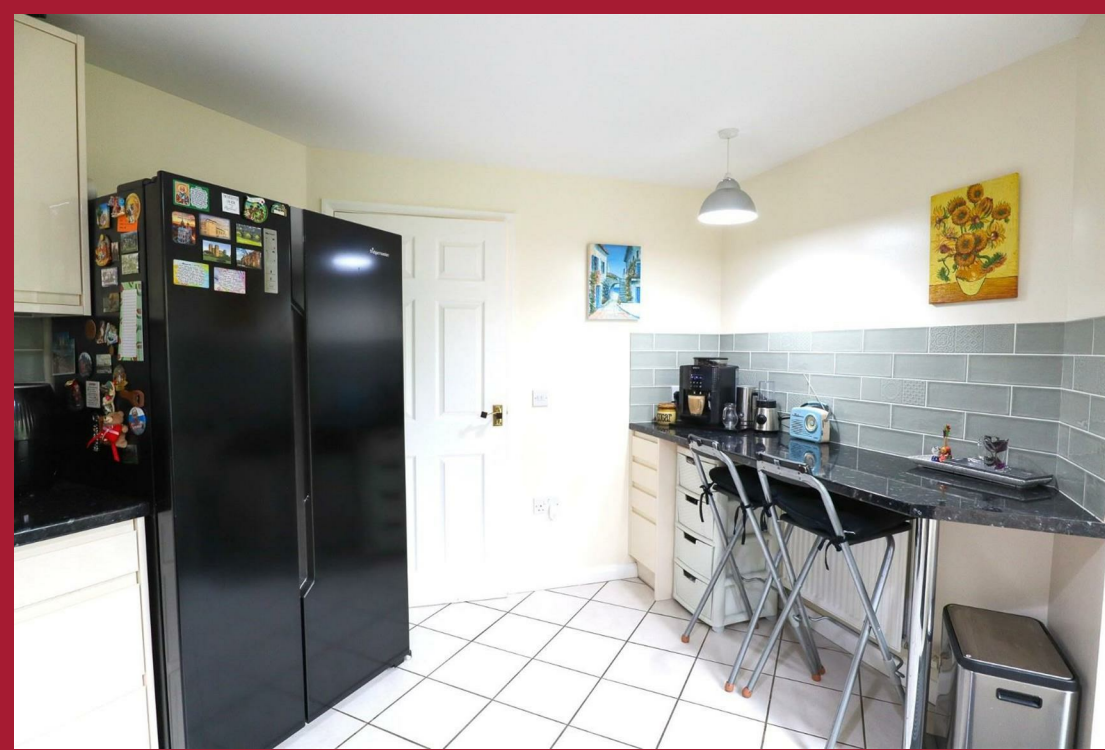
Money Laundering Regulations 2003

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.







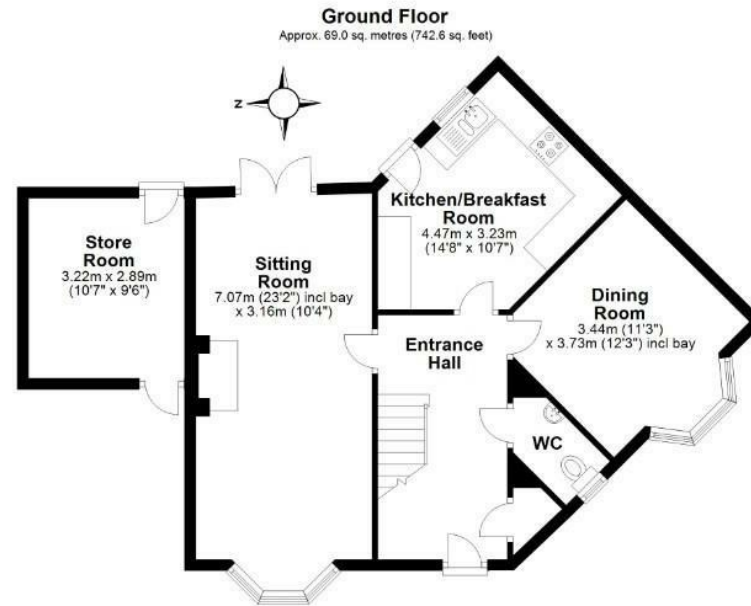








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Total area: approx. 127.0 sq. metres (1367.5 sq. feet)

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
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	74	85

**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