



**Silver Birches, 3b Top Road, Ridlington, Rutland, LE15 9AX**  
**Chain Free £625,000**



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Well-presented, substantial detached house with double garage and ample off-road parking occupying a good-size plot with established garden in a sought-after Rutland village.

The property offers very well maintained and tastefully appointed accommodation with two reception rooms, conservatory, breakfast kitchen, four bedrooms and two bath/shower rooms arranged over two storeys.



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The spacious interior benefits from oil-fired central heating system and double glazing throughout and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Cloakroom/WC, Living Room with inglenook fireplace, separate Dining Room, Breakfast Kitchen with range cooker, Utility Room;

**FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further good-size Bedrooms, Family Bathroom.

The property is available with NO CHAIN and early viewing is highly recommended.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Porch

Outside lighting, attractive double-glazed front entrance door with matching side panels, tiled floor, internal door leading to Reception Hall.

##### Reception Hall

Radiator, wall-light point, staircase with open spindles leading to first floor, under-stairs area.

##### Cloakroom/WC

White suite of low-level WC and corner hand basin set within vanity unit with tiled splashbacks and cupboard beneath, laminate floor, extractor fan.

##### Living Room 5.59m to bay x 4.34m (18'4" to bay x 14'3")

Generously-proportioned, dual-aspect reception room dominated by a superb inglenook fireplace with fan-light window and heavy bressumer beam above housing Dimplex electric stove set within brick surround on matching raised hearth. Radiator, feature niche with fitted display shelving and wall-light point, inset arched glazed wall panel, bay window with deep tiled sill to front, internal glazed double doors leading to Dining Room.

##### Dining Room 4.52m x 3.33m (14'10" x 10'11")

Elegant reception room with radiator, window to Kitchen and sliding patio doors giving access to Conservatory.

##### Conservatory 4.37m max x 3.63m (14'4" max x 11'11")

UPVC double-glazed construction on low-level brick walls with radiator, wooden floor, glass roof, external French doors leading to patio and picture windows enjoying a lovely outlook over rear garden. In the conservatory, there is an electric control switch to the water fountain in the garden.

##### Breakfast Kitchen 4.88m x 3.30m (16'0" x 10'10")

The kitchen is equipped with excellent range of good quality units incorporating traditional feature over-mantel housing Rangemaster 110 cooker with extractor above, Corian work surfaces, inset 2.5-bowl sink with mixer tap, ample base cupboard and drawer units, matching eye-level wall cupboard and

glass-fronted display cabinet, integrated Bosch dishwasher and Hotpoint fridge.

Tiled splashbacks, radiator, tiled floor, recessed ceiling spotlights, two windows providing views over mature rear garden, internal door to Utility Room.

##### Utility Room 3.99m x 1.91m (13'1" x 6'3")

Fitted units comprising wood-effect worktop with inset single drainer stainless steel sink, mixer tap above and cupboard and drawer units beneath, matching eye-level wall cupboards and further fitted wood-effect worktop with freestanding Bosch freezer, Bosch washing machine and Tricity Bendix tumble dryer beneath (all included in the sale).

Tiled splashbacks, tiled floor, extractor fan, dual-aspect windows to side and rear, part-glazed external door to garden, internal door to Double Garage.

#### FIRST FLOOR

##### Gallery-style Landing

Built-in double storage cupboard, built-in airing cupboard housing water tank and slatted shelving, radiator, loft access hatch.

##### Bedroom One 4.50m max x 4.22m max (14'9" max x 13'10" max)

Large Master Bedroom with two built-in double wardrobes, radiator and picture window to front.



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### En-suite Shower Room

White suite of low-level WC and hand basin with mixer tap set within vanity unit with marble top and cupboards beneath, corner shower cubicle with Mira electric power shower.

Tiled splashbacks, tiled floor, radiator, extractor fan, obscure window to side.

### Bedroom Two 4.90m x 4.52m (16'1" x 14'10")

Another spacious double bedroom with built-in wardrobes (one double and one single), radiator and window to front.

### Bedroom Three 4.47m x 2.67m (14'8" x 8'9")

Further double bedroom with built-in double wardrobe, radiator and window to rear.

### Bedroom Four 3.78m x 2.62m (12'5" x 8'7")

This bedroom is currently used as a study and has built-in double wardrobe, radiator and window to rear.

### Family Bathroom

Traditional white suite comprising low-level WC, pedestal hand basin and panelled bath with Mira electric power shower and glass shower screen.

Tiled splashbacks, tiled floor, radiator, extractor fan, obscure window to rear.

### OUTSIDE

### Double Garage 5.92m x 5.08m (19'5" x 16'8")

Light and power, twin electric Hormann garage doors.

The garage houses Grant oil-fired central heating boiler.

### Front Garden

The property's open-plan frontage features a large block-paved driveway which leads to the double garage and provides off-road parking for several vehicles. Adjoining the driveway is an attractive raised shaped bed.

A hand gate to the side of the house links front and rear of the property.

### Rear Garden

The fully enclosed rear garden enjoys a west-facing aspect and is privately screened by mature trees, shrubs and bushes. The garden has been arranged to include a good-size paved patio area (accessed from the conservatory), lawn with central (remotely controlled) fountain feature, well-stocked shaped borders and a further raised paved seating area at the top of the garden.

### TENURE

Freehold

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Oil central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard and Superfast, Ultrafast - none

Mobile signal availability:

Indoor: O2 - voice likely, data limited; EE - voice and data limited; Three and Vodafone - none

Outdoor: O2, EE, Three and Vodafone - voice and data limited

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.

### RIDLINGTON

Ridlington is a delightful Rutland village lying about three miles to the north-west of Uppingham and containing many period stone houses, a number of which are scheduled as Grade 2 Listed Buildings of architectural and historic interest. The facilities in the village comprise a church and a good community atmosphere. All others are available in the market town of Uppingham including doctors, dentist, a good range of shops catering for most needs, schools, together with a bus service.

For commuters Ridlington is ideally positioned being close to the A47 giving access to both Peterborough and Leicester and southwards to Kettering and Corby where there are good rail connections to London. In addition it is within easy driving distance of other towns including Melton Mowbray, Stamford etc.



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The sporting facilities in the area are many and varied, ball participating sports including golf, cricket, football, rugby football, tennis, bowls, are all available and the delights of the countryside can also be enjoyed either on horseback or walking and Rutland Water, lying just to the east, is one of the largest manmade lakes in Europe and offers a wide variety of leisure activities.

The village therefore is a tranquil haven in the heart of Rutland and is much sought after as a lovely location in which to live.

### COUNCIL TAX

Band F  
Rutland County Council, Oakham 01572-722577

### 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.

### 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

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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.

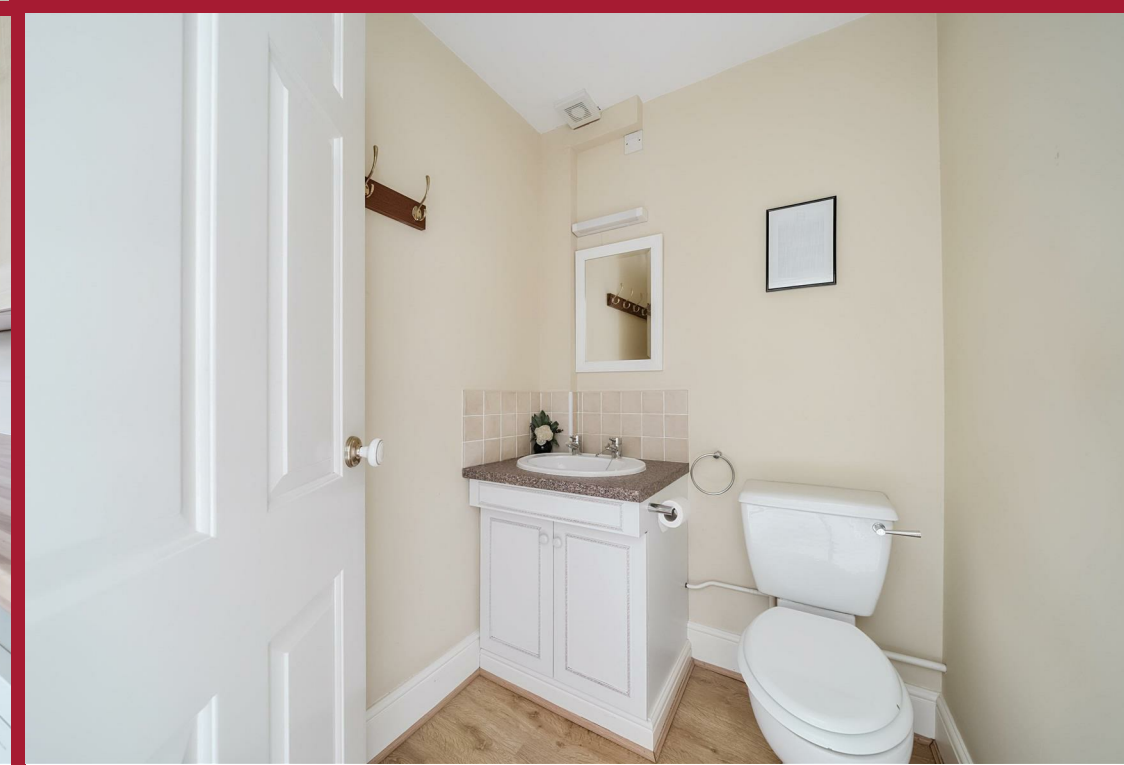
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

















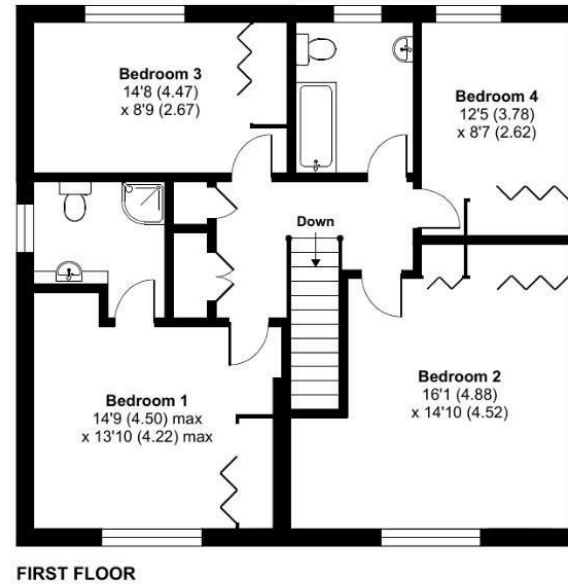
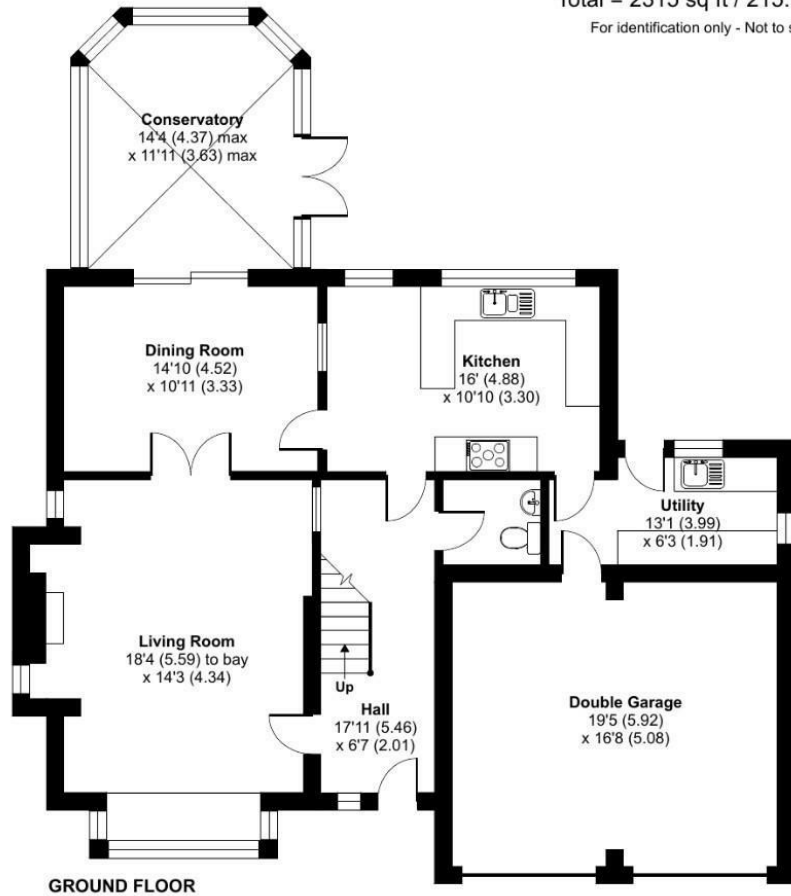






Approximate Area = 1999 sq ft / 185.7 sq m  
 Garage = 316 sq ft / 29.4 sq m  
 Total = 2315 sq ft / 215.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1152013



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