



15 Firs Avenue, Uppingham, Rutland, LE15 9RE
Asking Price £369,950



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DESCRIPTION

Tastefully presented and much-improved detached bungalow set on a pleasant plot taking in far-reaching countryside views to the rear.

The property provides light and airy accommodation, which benefits from gas central heating and double glazing throughout. The interior briefly comprises Entrance Hall, open-plan Kitchen/Diner, Sitting Room with elegant fireplace, Inner Hall, two Bedrooms, Conservatory and Shower Room.

Outside, the property is accessed via a long, gravelled driveway, which leads to the single Garage and provides additional off-road parking for up to three vehicles. The open-plan front garden is laid mainly to lawn with inset flowerbed, whereas the established rear garden is fully enclosed by hedging and timber fencing and makes the most of the views over adjoining countryside.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC front door with double-glazed side panel, built-in double cloaks cupboard with window to side, radiator.

Sitting Room 4.85m x 3.38m (15'11" x 11'1")

Feature fireplace with timber surround and raised marble-effect hearth housing coal-effect electric fire, radiator, bow window to front.

Kitchen/Diner 6.58m x 2.74m (21'7" x 9'0")

Open-plan room incorporating Kitchen Area and Dining Area as follows:

Kitchen Area

Attractively fitted in modern shaker style and featuring granite-effect work surfaces, inset 1.5-bowl single drainer stainless steel sink with mixer tap, ample base cupboard and drawer units and matching wall cupboards. Integrated appliances comprise induction hob with extractor above, eye-level electric double oven and fridge-freezer. There is under-counter plumbing and space for washing machine.

Tiled splashbacks, tiled floor, radiator, window and part-glazed external door to side.

Dining Area

Radiator, laminate flooring, window to side.

Inner Hall

Leading to Kitchen, Bedrooms and Shower Room.

Bedroom One 3.63m x 2.64m (11'11" x 8'8")

Fitted double wardrobe, radiator, French doors to Conservatory.

Conservatory 2.72m x 2.29m (8'11" x 7'6")

Picture windows providing lovely garden and countryside views, wall-mounted electric heater, external French door to gravelled terrace.

Bedroom Two 2.95m min x 2.69m (9'8" min x 8'10")

Two fitted double wardrobes, radiator, window overlooking rear garden and countryside beyond.

Shower Room

White suite of low-level WC and pedestal hand basin, corner shower cubicle, fully tiled walls, radiator, recessed ceiling spotlighting, obscure window to side.

OUTSIDE

A gravelled driveway to the side of the property provides off-road parking and gives access to:

Detached Single Garage 4.95m x 2.74m (16'3" x 9'0")

Up-and-over door, light and power, personnel door to garden.

Front Garden

The open-plan front garden is mainly laid to lawn, with inset flowerbed.

Rear Garden

The well-kept rear garden is bounded by timber fencing and hedging and enjoys a delightful outlook over adjoining countryside. The garden has been attractively laid out to include a shaped gravelled terrace immediately to the rear of the bungalow, shaped lawn and mature borders stocked with an array of shrubs, bushes and plants.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage

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Gas central heating

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

Broadband availability: Standard, Superfast and Ultrafast

Mobile signal availability:

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

Outdoor: EE, Three, O2 and 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 D

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 each of them.

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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.

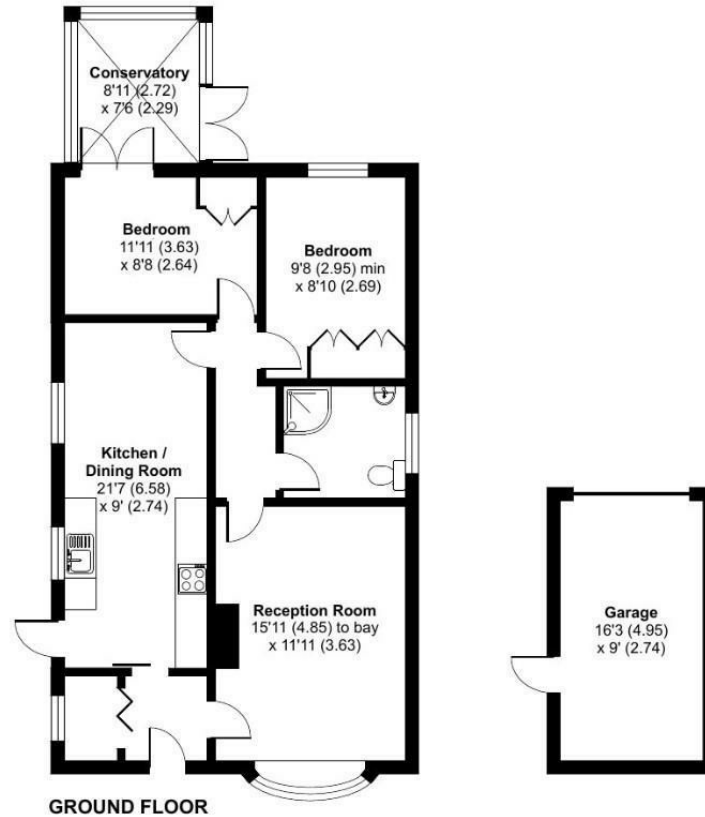






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Approximate Area = 874 sq ft / 81.2 sq m
 Garage = 147 sq ft / 13.7 sq m
 Total = 1021 sq ft / 94.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1160713.

