



18 Willow Close, Uppingham, Rutland, LE15 9RD
Guide Price £239,000



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Tenure: Freehold

Council Tax Band: C (Rutland)



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Well-proportioned three-bedroom end-terrace house occupying large corner plot with delightful south-facing garden situated in a popular residential area within walking distance of Uppingham town centre.



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Benefiting from gas central heating, the accommodation is arranged over three storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Utility/Cloakroom;
FIRST FLOOR: Sitting Room, Dining Kitchen;
SECOND FLOOR: three Bedrooms, Bathroom.

OUTSIDE there is a small Garage with additional off-road parking provided by block-paved driveway, Office, useful integrated Store Place, an area of lawn to front and a garden of generous proportions to rear.

ACCOMMODATION

GROUND FLOOR

Covered Porch Area

Hardwood panelled front door leads to:

Entrance Hall

Radiator, wood-effect laminate flooring, leaded-light window to front.

Utility/Cloakroom 2.95m x 1.85m (9'8" x 6'1")

Low-level WC, stainless steel sink unit with cupboards beneath, plumbing for washing machine, radiator, large under-stairs storage area, extractor fan.

FIRST FLOOR

Landing

Central heating room thermostat, half-glazed door giving access to large rear garden.

Sitting Room 4.52m" x 3.86m + recess (14'10"" x 12'8" + recess)

Ornamental fireplace with timber surround, marble inset and tiled hearth, radiator, dado rail, fitted ceiling cornice, staircase to second floor, leaded-light box bay window to front.

Dining Kitchen 2.49m max x 4.95m (8'2" max x 16'3")

Range of fitted units incorporating inset 1.5-bowl single drainer stainless steel sink unit, adjoining granite-effect work surfaces and cupboard and drawer units beneath, matching eye-level wall cupboards, further work surface with cupboard units beneath, built-in single oven with four-ring gas hob and cooker hood above, integrated fridge/freezer, further tall store cupboard.

Tiled splashbacks, gas-fired central heating boiler, wood-effect laminate flooring, window to rear, glazed door giving access to large rear garden.

SECOND FLOOR

Landing

Built-in airing cupboard with slatted shelving, hand rail with open spindles, loft hatch giving access to roof space, window to side.

Bedroom One 3.56m x 2.90m (11'8" x 9'6")

Radiator, stripped timber flooring, leaded-light window to front.

Bedroom Two 3.56m max x 2.90m (11'8" max x 9'6")

Built-in wardrobe with adjoining shelves, radiator, window to rear overlooking large garden.

Bedroom Three 2.74m max x 2.03m (9'0" max x 6'8")

Built-in over-stairs wardrobe, fitted wall cupboards and shelving, radiator, leaded -light window to front.

Bathroom 1.98m x 2.01m (6'6" x 6'7")

Contemporary white suite comprising low-level WC, pedestal hand basin and shower bath with glass shower screen and fitted shower above. Heated towel rail, tiled flooring, fully tiled splashbacks, recessed ceiling spotlights, window to rear.

OUTSIDE

Small Integral Garage 3.53m x 2.90m (11'7" x 9'6")

Light and power, up-and-over door, access to Store Room.

Store Room 3.53m x 2.90m (11'7" x 9'6")

Front Garden

Lawn with block-paved driveway giving access to garage and providing off-road parking.

Rear Garden

The rear garden is quite extensive in size and features a paved patio area, a large expanse of lawn flanked by mature laurel bushes and incorporating a variety of garden beds.

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TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

Broadband availability: Standard, Ultrafast, Superfast

Mobile signal availability:

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

COUNCIL TAX

Band C

Rutland County Council, Oakham 01572-722577

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.

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.

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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.



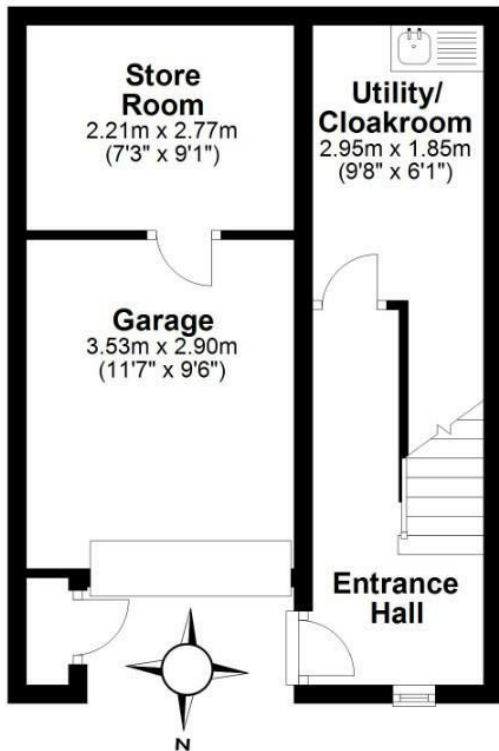




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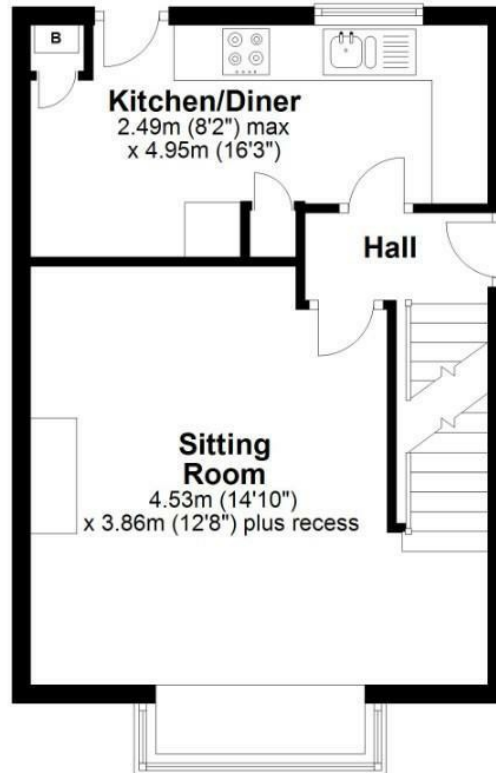
Ground Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



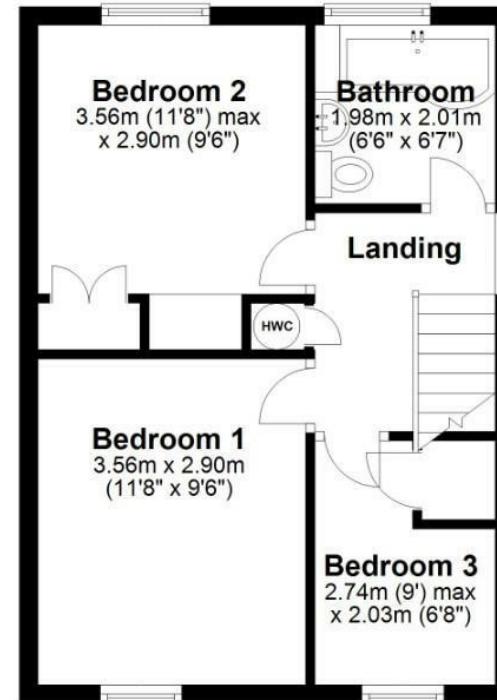
First Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Second Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



Total area: approx. 104.0 sq. metres (1119.7 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) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	

