



**24 Stockerston Crescent, Uppingham, Rutland, LE15 9UB**  
**£460,000**



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**24 Stockerston Crescent, Uppingham, Rutland, LE15 9UB**

**Tenure: Freehold**

**Council Tax Band: D (Rutland County Council)**



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## **DESCRIPTION**

Extended detached bungalow offering immaculately presented accommodation and occupying a generously-sized plot within an established residential area on the edge of the historic market town of Uppingham.

Benefiting from gas-fired central heating and double glazing, the property features good quality fixtures and fittings throughout including contemporary kitchen and shower room. The interior can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Dining Area, Sitting Room with open fireplace, Kitchen, Lobby, Shower Room and three good-size Bedrooms;

**FIRST FLOOR:** two large Attic Rooms offering excellent potential for creating further living accommodation. Full Planning Permission No APP/2012/0493/EZE was granted on 27/07/2012 for formation of a bedroom and study in the roof space (copy available for inspection on application).

**OUTSIDE** there is an attached Store Room (part of converted garage), a driveway providing parking for two vehicles and an area of lawn to the front, whereas to the rear lies an attractively arranged, fully enclosed garden.

## **GROUND FLOOR**

### **Entrance Hall**

UPVC double-glazed front entrance door with matching side panel, two radiators, staircase with open spindles leading to first floor, under-stairs area, coving to ceiling, access to Dining Area.

### **Dining Area 4.04m x 2.67m (13'3" x 8'9")**

Radiator, wall-light points, attractive glazed double doors leading to Sitting Room, serving hatch to Kitchen, glazed door to Lobby, external French door with matching window to rear garden.

### **Sitting Room 4.04m x 4.85m (13'3" x 15'11")**

Well-proportioned, dual-aspect reception room featuring open fire set in elegant dressed-stone fireplace with matching raised hearth, two radiators, coving to ceiling, window to side and external French door with matching windows to either side leading to rear garden.

### **Lobby 1.52m x 2.41m (5'0" x 7'11")**

Internal doors to Kitchen and Shower Room, external door to side.

### **Kitchen 4.01m x 2.41m (13'2" x 7'11")**

Refitted with range of contemporary units incorporating veneer wood-effect work surfaces with matching upstand, inset 1.5-bowl single drainer stainless steel sink with mixer tap, ample soft-close, high-gloss base cupboard and drawer units and matching eye-level wall cupboards.

There is space for slot-in cooker, space for an upright fridge-freezer and two under-counter appliance spaces (for dishwasher and washing machine).

Recessed ceiling spotlights, window overlooking rear garden.

### **Shower Room 2.29m x 2.46m (7'6" x 8'1")**

Stylishly refitted in contemporary style and featuring white suite of low-level WC and hand basin with mixer tap set within vanity unit with base cupboards and drawers providing useful storage, corner shower cubicle with Grohe shower and aqua-board surround, attractive fully tiled walls, chrome heated towel rail and window to side.

### **Off Hallway:**

### **Bedroom One 4.09m incl wardrobes x 3.25m (13'5" incl wardrobes x 10'8")**

Three built-in double wardrobes, radiator, coving to ceiling, window to front.

### **Bedroom Two 3.25m x 3.05m (10'8" x 10'0")**

Two built-in double wardrobes, radiator, fitted vanity hand basin with tiled splashback and cupboards beneath, coving to ceiling, window to side.

### **Bedroom Three 2.64m x 2.79m (8'8" x 9'2")**

Radiator, coving to ceiling, dual-aspect windows to front and side.

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## **FIRST FLOOR**

### **Landing**

Two built-in cupboards, Velux roof light, access to Attic Rooms.

### **Attic Room (One) 4.01m x 6.22m (13'2" x 20'5")**

Velux roof light.

### **Attic Room (Two) 4.04m x 6.22m (13'3" x 20'5")**

Velux roof light.

## **OUTSIDE**

### **Attached Store Room 3.23m x 2.77m max (10'7" x 9'1" max)**

The garage has been converted to create a useful Store Room and the Shower Room.

The Store Room houses Valliant gas-fired central heating boiler and has light and power connected. Garage door to front, external door to side.

### **Parking**

To the front of Store Room (ex-garage), there is a driveway providing two off-road parking spaces.

### **Front Garden**

The open-plan front garden is laid to lawn.

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

### **Rear Garden**

The well-maintained, east-facing rear garden of good

size is bounded by timber and picket fencing and has been arranged to include a small paved patio with climbers immediately to the rear of the bungalow and lawn with adjoining borders stocked with various shrubs, bushes and plants. Included in the sale is a good-size shed.

### **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: O2 - voice and data likely, Three, EE,

Vodafone - voice and data limited;

Outdoor: O2, Three, EE, 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**

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.

### **VIEWING**

By appointment to be made through the Selling

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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.























