



9 Rees Close, Uppingham, Rutland, LE15 9ST
Guide Price £550,000



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9 Rees Close, Uppingham, Rutland, LE15 9ST
Tenure: Freehold
Council Tax Band: E (Rutland County Council)



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Welcome to Rees Close, Uppingham, Rutland - a charming location on the edge Uppingham that could be your next home. This detached house boasts 2 Reception Rooms, an excellent open-plan Kitchen and Dining Room, 4 Bedrooms and 2 contemporary Bathrooms, providing ample space for comfortable modern living.



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No 9 Rees Close offers a tastefully appointed and beautifully maintained accommodation which benefits from gas central heating and double glazing throughout and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Entrance Hall, Cloakroom/WC, Study, Lounge with feature fireplace, Conservatory, shaker-style Kitchen and Dining Room, Utility Room; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

OUTSIDE, there is a detached Double Garage and area of hard standing for four vehicles to the front and a private, lovely garden with large patio, lawn and colourful borders enjoying a south-facing aspect to the rear.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Composite entrance door with glazed insets, window to front, tiled flooring, internal door to Entrance Hall.

Entrance Hall

Radiator, built-in cupboard, recessed ceiling spotlights, staircase with open spindles to first floor, under-stairs seating area with window to front.

WC

Contemporary white suite comprising low-level WC and rectangular hand basin with mixer tap and tiled splashback, radiator, obscure window to side.

Study 2.44m max x 2.77m (8'0" max x 9'1")

Radiator, window to front.

Lounge 5.92m x 3.35m (19'5" x 11'0")

Elegant period-style fireplace with ornate tiled inset, timber mantel and raised hearth housing coal-effect gas fire, two radiators, wall-light points, window to front, sliding patio doors leading to Conservatory.

Conservatory 2.82m max x 3.45m (9'3" max x 11'4")

UPVC construction on low brick walls featuring laminate flooring, windows overlooking rear garden and French doors leading to sunken patio.

Open-plan Kitchen & Dining Room 3.86m max x 5.64m (12'8" max x 18'6")

Excellent modern space incorporating Kitchen Area and Dining Area as follows:

Kitchen Area

Fitted in shaker style and featuring wood-effect work surfaces with metro tiles to splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and island with breakfast bar and further cupboards beneath.

Integrated appliances comprise eye-level Belling electric double oven and four-ring electric hob with extractor above. Included in the sale is freestanding Smeg dishwasher. There is space for American-style fridge-freezer.

Wood flooring, recessed ceiling spotlights, window overlooking private rear garden.

Dining Area

Radiator, wood flooring, French doors leading to sunken patio and private rear garden beyond.

Utility Room 1.65m x 1.57m (5'5" x 5'2")

Wall-mounted Worcester gas-fired central heating boiler, fitted worktop with space and plumbing for washing machine beneath, wood flooring, external part-glazed door to side.

FIRST FLOOR

Landing

Hand rail with open spindles, loft access hatch, recessed ceiling spotlights, window to front.

Bedroom One 3.78m max x 3.56m (12'4" max x 11'8")

Range of built-in wardrobes with top boxes, central dressing table and drawers beneath, radiator, window overlooking rear garden.

En-suite Shower Room 1.55m x 2.67m (5'1" x 8'9")

Contemporary white suite of low-level WC and wall-hung vanity unit with rectangular hand basin, mixer tap and drawers beneath, shower cubicle, chrome heated towel rail, tiled walls, tiled flooring, extractor fan, obscure window to rear.

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Bedroom Two 5.61m incl wardrobes x 2.77m (18'5" incl wardrobes x 9'1")

Range of built-in wardrobes with top boxes and matching chest of drawers, radiator, bay window overlooking front garden, further window to side.

Bedroom Three 3.76m x 2.67m (12'4" x 8'9")

Radiator, window enjoying views over south-facing rear garden.

Bedroom Four 2.03m x 2.69m (6'8" x 8'10")

Radiator, window to front.

Bathroom 2.06m x 2.72m (6'9" x 8'11")

Contemporary white suite comprising low-level WC, pedestal hand basin and 'P'-shaped shower bath with curved screen, fully tiled splashbacks and matching partially tiled walls, tiled flooring, built-in airing cupboard housing hot water cylinder, chrome heated towel rail, extractor fan, obscure window to side.

OUTSIDE

The property is accessed via tarmac driveway shared by Nos 5, 7 and 9 Reese Close.

Detached Double Garage 5.28m x 5.74m (17'4" x 18'10")

Twin manually operated garage doors to front, personnel door to rear garden.

Gardens

The property's frontage is laid to tarmac to provide off-road parking for 4 vehicles. The area of vehicular hard standing is flanked by borders stocked with a

wide variety of established shrubs, bushes and plants.

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

The lovely south-facing rear garden is screened by mature trees and bushes and enjoys a good degree of privacy. The garden has been arranged to feature a large sunken paved patio ideal for al fresco dining and entertaining in the summer months, lawn with shaped borders containing an array of trees, shrubs, bushes, climbers and flowering plants and a further very private paved seating area providing a peaceful retreat.

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.

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COUNCIL TAX

Band E
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.

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.

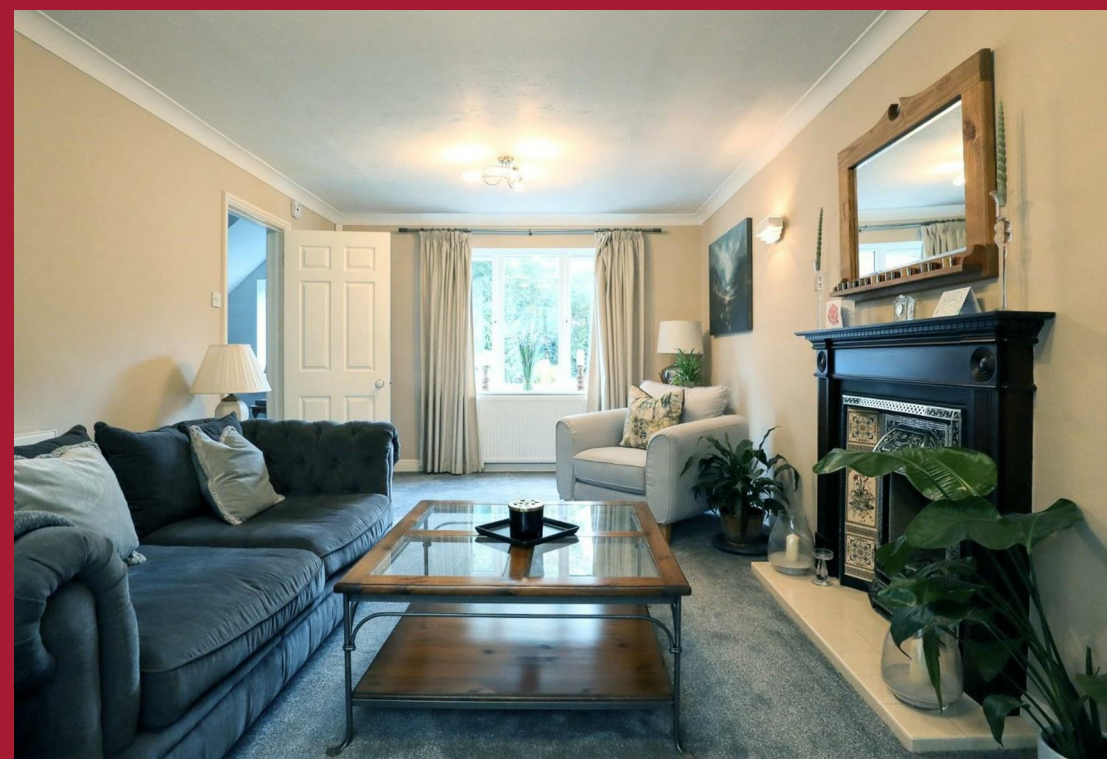
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

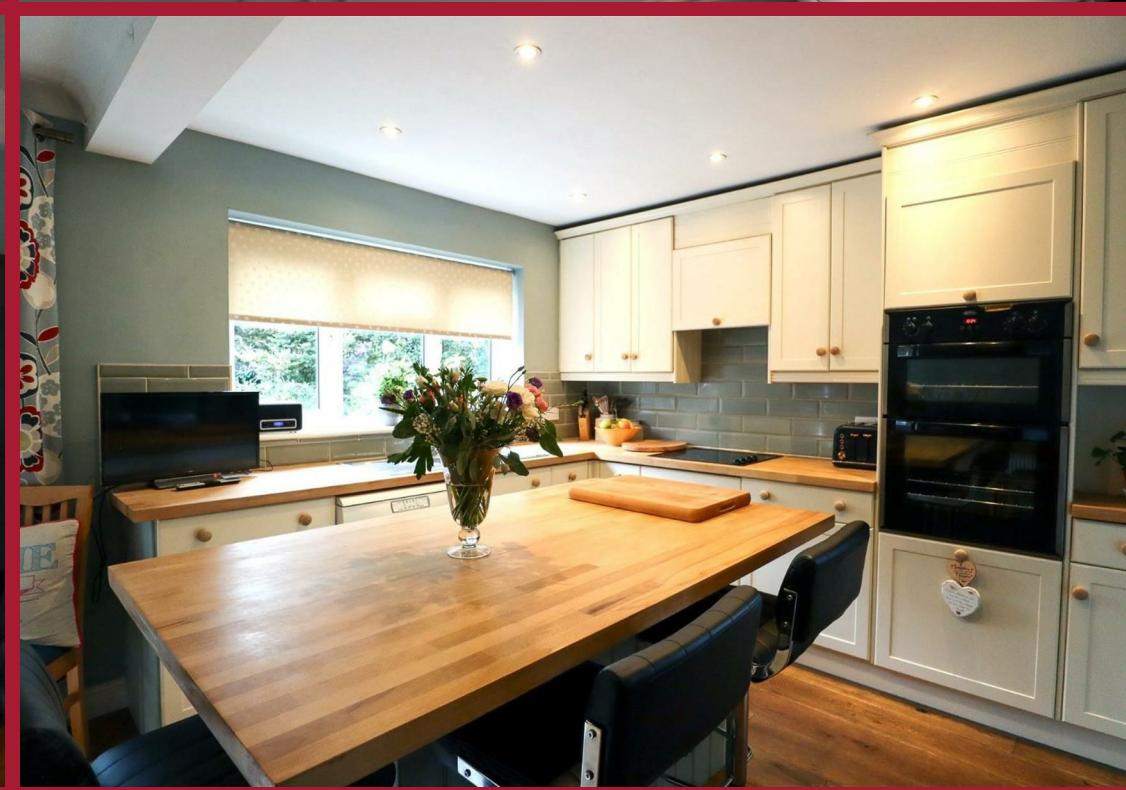
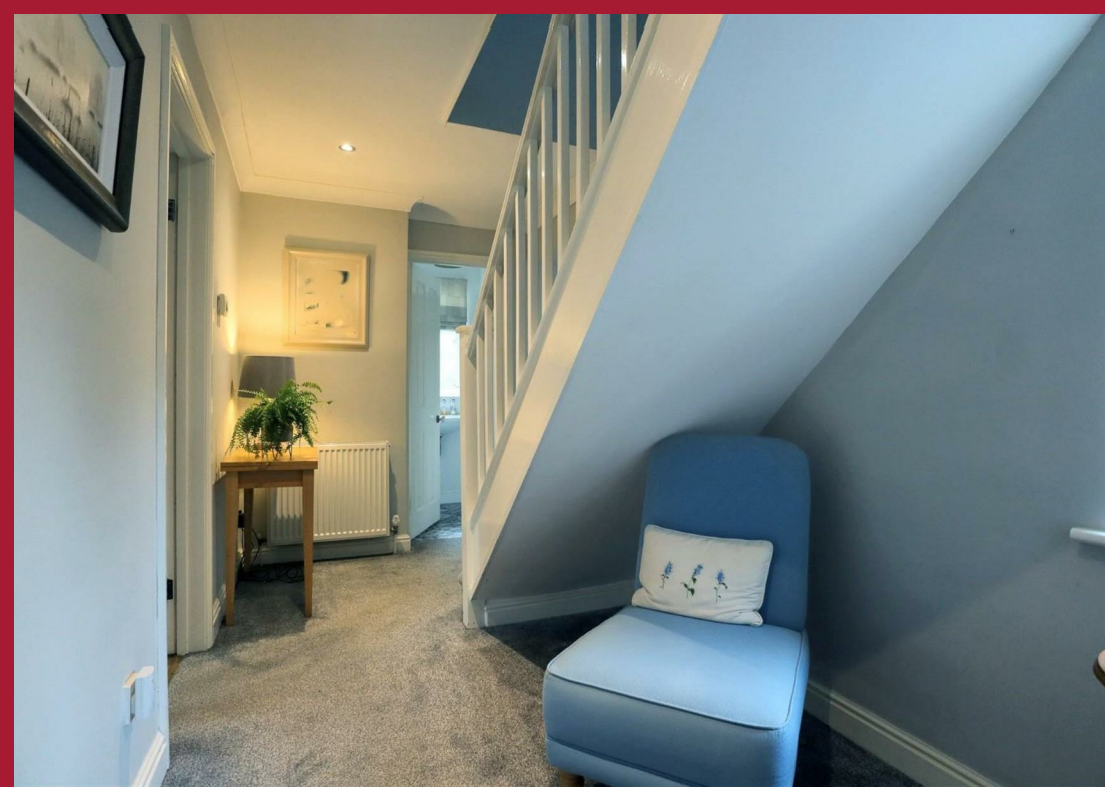
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.



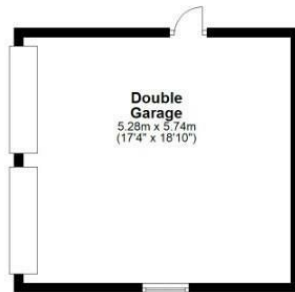
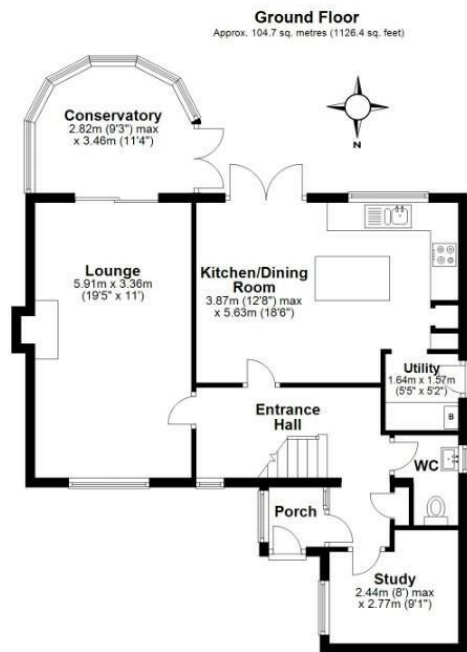












Total area: approx. 168.5 sq. metres (1813.7 sq. feet)

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		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(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
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