



100 Branston Road, Uppingham, Rutland, LE15 9RS
Guide Price £295,000



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100 Branston Road, Uppingham, Rutland, LE15 9RS

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Extended semi-detached house with single garage, car port, driveway and enclosed rear garden set in an established residential area on the edge of the historic market town of Uppingham.

The property is available with NO CHAIN and features an attractively refitted shaker-style kitchen and contemporary sanitary ware to the downstairs shower room and upstairs bathroom.

Benefiting from gas-fired central heating system and double glazing, the interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge with feature fireplace, separate Dining Room, Kitchen, Shower Room; FIRST FLOOR: large Master Bedroom with Dressing Area, two further Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double-glazed front entrance door with glazed side panels, radiator, window to front, stairs leading to first floor.

Lounge 4.37m max x 4.29m (14'4" max x 14'1")

Contemporary wall-mounted pebble-effect electric fire, radiator, laminate floor, wall-light points, picture

window to front, door to Shower Room, door to Kitchen.

Kitchen 2.46m x 5.18m (8'1" x 17'0")

Refitted in modern shaker style and featuring wooden work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet. Integrated appliances comprise Zanussi fridge-freezer, Bosch electric oven and Electrolux induction hob. There is under-counter space and plumbing for washing machine,

Two radiators, tiled splashbacks, laminate floor, recessed ceiling spotlights, internal door to Dining Room, window to rear, external door to Car Port.

Dining Room 3.43m x 2.69m (11'3" x 8'10")

Radiator, laminate floor, dual aspect with window to side and double-glazed external door with matching side panel to rear.

Shower Room 2.62m x 0.76m (8'7" x 2'6")

Contemporary white suite comprising concealed-cistern WC, wall-mounted hand basin and shower cubicle. Aquaboard wall panelling, laminate floor, recessed ceiling spotlights, extractor fan.

FIRST FLOOR

Landing

Built-in cupboard housing Worcester gas-fired central heating boiler, loft access hatch, window to side.

Master Bedroom 7.11m x 2.74m max (23'4" x 9'0" max)

featuring:

Bedroom Area

Radiator, dual-aspect windows to side and rear.

Dressing Area

Providing ample space for wardrobes, a dressing table, etc.

Bedroom Two 3.53m x 3.12m incl wardrobe (11'7" x 10'3" incl wardrobe)

Full-width range of fitted wardrobes with sliding doors, radiator, laminate floor, window to front.

Bedroom Three 2.39m x 1.98m (7'10" x 6'6")

Radiator, window to front.

Bathroom 1.65m x 2.34m (5'5" x 7'8")

Contemporary white suite comprising panelled bath with shower above and glass screen and unit incorporating concealed-cistern WC and hand basin with adjoining vanity top and cupboards beneath. Aquaboard wall panelling, chrome heated towel rail, window to rear.

OUTSIDE

The property is accessed via a driveway providing off-road parking and leading to Car Port.

Car Port

Providing additional covered off-road parking, giving access to the single Garage and rear garden (via handgate).

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Single Garage 6.17m x 2.51m (20'3" x 8'3")

Light and power connected, manual up-and-over door, window to rear garden.

Front Garden

The open-plan front garden is mainly laid to lawn.

Rear Garden

The fully enclosed rear garden has been arranged to include a sunken paved patio area immediately to the rear of the house, a lawn with borders and paved seating area.

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 - voice and data likely; 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', chemists', library and dentists'.

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 C

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

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.

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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.











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Ground Floor

Main area: approx. 47.2 sq. metres (508.1 sq. feet)
Plus garages, approx. 15.6 sq. metres (167.6 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



Main area: Approx. 93.0 sq. metres (1001.3 sq. feet)

Plus garages, approx. 15.6 sq. metres (167.6 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		85
(81-91) B	78	
(69-80) C		
(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 (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		
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