



**19 Lime Tree Avenue, Uppingham, Rutland, LE15 9SS**  
**Guide Price £375,000**



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**19 Lime Tree Avenue, Uppingham, Rutland, LE15 9SS**  
**Tenure: Freehold**  
**Council Tax Band: E (Rutland County Council;)**



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Attractive detached house with garage, off-road parking and beautifully landscaped gardens offering well-proportioned accommodation with two reception rooms, four bedrooms and two bath/shower rooms in a desirable, established residential area on the edge of the historic market town of Uppingham.





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The well-maintained accommodation benefits from gas-fired central heating system and full double glazing and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Sitting Room with working open fireplace, separate Dining Room, Breakfast Kitchen, Utility, WC;

**FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Bedrooms, Bathroom.

The property is available with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall 4.14m x 1.88m (13'7" x 6'2")

UPVC part-glazed entrance door with matching side panel, radiator with display shelf above, staircase with open spindles leading to first floor, understairs cloaks cupboard.

##### Sitting Room 5.08m x 3.30m (16'8" x 10'10")

Beautiful feature fireplace with timber mantel, ornate tiled insets and raised hearth housing cast-iron grate, radiator, wall-light points, window to front.

##### Dining Room 3.40m x 2.69m (11'2" x 8'10")

Radiator, sliding patio doors leading to rear garden.

##### Breakfast Kitchen 3.40m max x 3.28m (11'2" max x 10'9")

Range of fitted units incorporating work surfaces with

tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards, display shelving and glass-fronted cabinet. Included in the sale is freestanding electric Beko cooker with extractor above. There is undercounter space and plumbing for freestanding dishwasher and undercounter space for freestanding fridge.

Radiator, window overlooking rear garden.

##### Utility 2.06m x 1.63m (6'9" x 5'4")

Fitted worktop with tiled splashback, inset single drainer stainless steel sink and cupboard beneath, undercounter space and plumbing for washing machine and further appliance space.

External half-glazed door giving access to rear garden, internal door to WC.

##### WC 0.97m x 1.65m (3'2" x 5'5")

Coloured suite comprising low-level WC and wall-mounted hand basin with tiled splashback, radiator, window to side.

#### FIRST FLOOR

##### Landing

Hand rail with open spindles, built-in cupboard housing Baxi gas-fired central heating boiler, radiator, loft access hatch.

##### Master Bedroom 5.11m x 3.28m (16'9" x 10'9")

Range of fitted bedroom furniture comprising two double wardrobes, top boxes, bedside cabinets and display shelving, radiator, window to front.

##### En-suite Shower Room 1.45m x 1.91m (4'9" x 6'3")

White suite of low-level WC and pedestal hand basin with mixer tap, shower cubicle with Mira shower, fully tiled splashbacks, chrome heated towel rail, built-in storage cupboard, window to front.

##### Bedroom Two 3.43m x 3.20m (11'3" x 10'6")

Radiator, window enjoying outlook over rear garden.

##### Bedroom Three 3.58m x 2.44m (11'9" x 8'0")

Radiator, window to front.

##### Bedroom Four 2.46m x 2.26m (8'1" x 7'5")

Radiator, window overlooking rear garden.

##### Bathroom 2.44m x 2.06m (8'0" x 6'9")

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath with shower above. Fully tiled splashbacks, radiator, window to rear.

#### OUTSIDE

##### Integral Single Garage 49.99m x 2.39m (164" x 7'10")

Light and power, manual garage door to front.

##### Front Garden

The property is accessed via a tarmac driveway leading to the garage and providing an off-road

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parking space. Adjoining the driveway is an area of shaped lawn with attractively stocked borders.

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

### Rear Garden

The fully enclosed, beautifully maintained rear garden has been landscaped to feature a paved sunken patio area ideal for al fresco dining and entertaining in warmer months, an attractively shaped lawn and adjacent deep borders stocked with a variety of shrubs, bushes, climbers and colourful plants.

### 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', 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 E

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.

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**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.

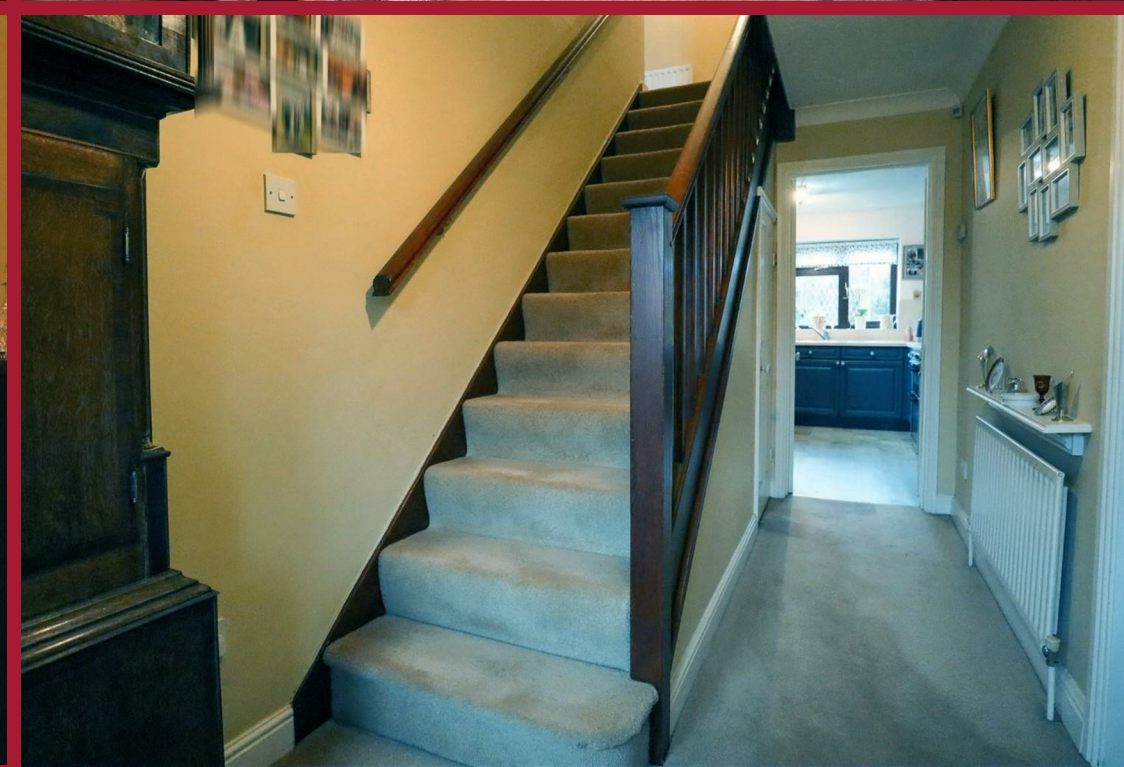
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation 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.

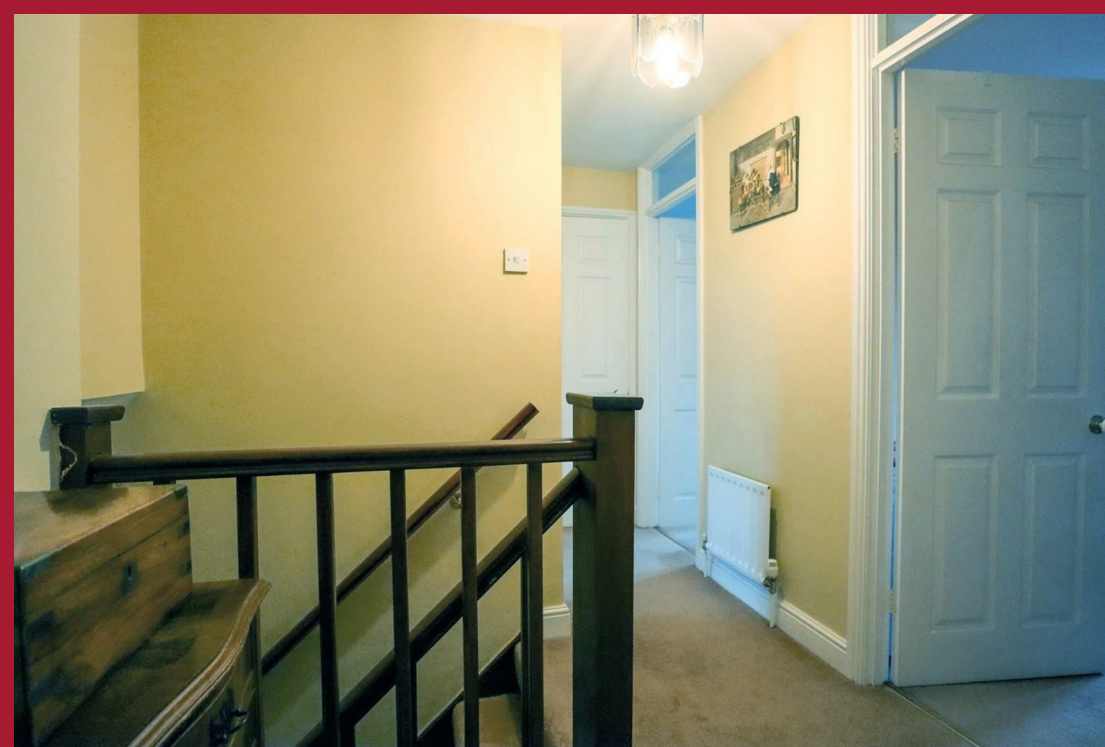












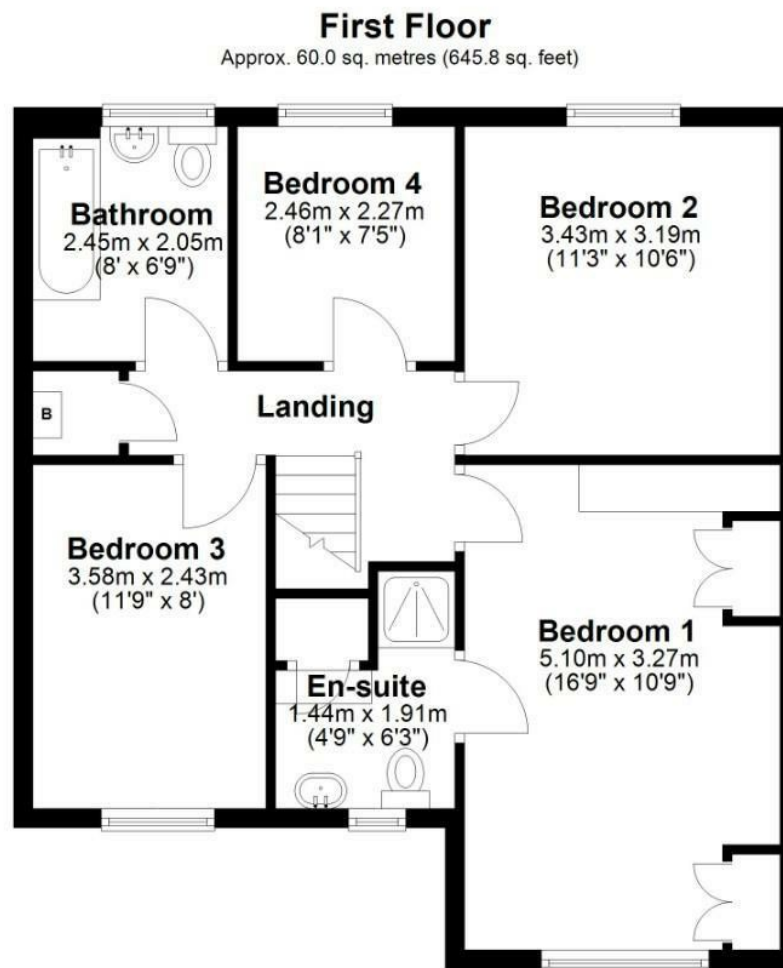
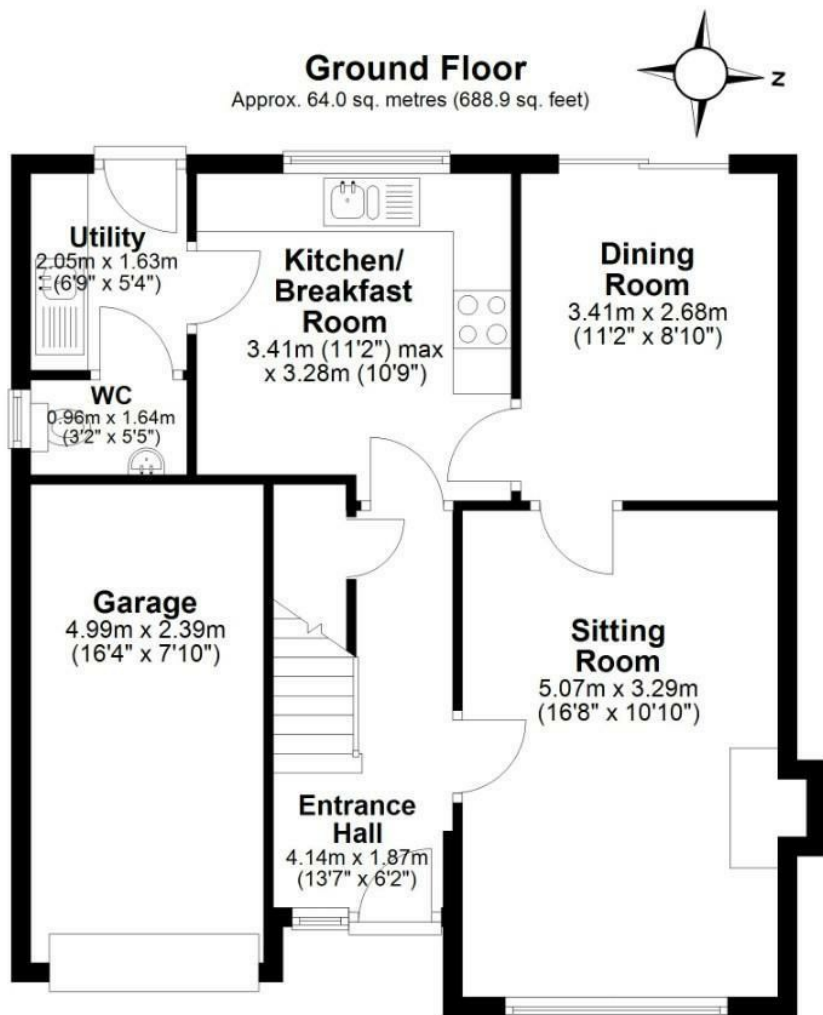












Total area: approx. 124.0 sq. metres (1334.8 sq. feet)

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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>67</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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