



18 Bayley Close, Uppingham, Rutland, LE15 9TG
Guide Price £450,000



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Extended detached house offering flexible, tastefully appointed accommodation with garage, off-road parking and attractively landscaped rear garden situated on the edge of Uppingham and enjoying views over a green area to the rear.



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Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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No. 18 Bayley Close has been sympathetically extended to create an additional double bedroom with en-suite shower room, a superb garden room and a useful utility room. The energy-efficient accommodation benefits from gas-fired central heating system (with partial underfloor heating), solar panels and full double-glazing, and features contemporary kitchen and bathroom.

The beautifully presented interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge, open-plan Dining Area and Garden Room, contemporary shaker-style Kitchen with good quality integrated appliances, Side Hall, double Bedroom with en-suite Shower Room, Utility Room; **FIRST FLOOR:** two good-size double Bedrooms and a further single Bedroom, contemporary Bathroom with separate shower cubicle.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed main entrance door with glazed side panel, radiator, recessed ceiling spotlights, stairs leading to first floor, under-stairs cupboard.

Cloakroom/WC 0.76m x 1.80m (2'6" x 5'11")

White suite of low-level WC and rectangular hand basin with mixer tap and vanity cupboard beneath,

metro tiles to dado height, laminate floor, high-level window to side.

Lounge 5.74m x 4.78m (18'10" x 15'8")

Elegant decorative fireplace surround with matching raised hearth, radiator, wall-light points, window to front, double doors to Dining Area.

Open-plan Dining Area & Garden Room:

Dining Area 3.20m max x 3.05m (10'6" max x 10'0")

Tiled floor with underfloor heating, radiator, recessed ceiling spotlights, door to Kitchen, opening through to Garden Room.

Garden Room 4.67m x 3.02m (15'4" x 9'11")

An excellent addition to the property, the Garden Room is flooded with light provided by the full-height glazed gable end and picture windows overlooking garden and features tiled floor with underfloor heating, recessed ceiling spotlights and French doors to the sunken patio area.

Kitchen 3.20m x 3.51m (10'6" x 11'6")

Stylishly refitted in contemporary shaker style and featuring marble work surfaces with matching upstand, butler's-style sink with mixer tap above, base cupboard and drawer units, matching eye-level wall cupboards and full-height pantry cupboard.

Integrated appliances comprise Neff electric oven and hob with designer-style extractor above, eye-level Neff microwave, AEG fridge-freezer and Bosch

dishwasher.

Tiled floor with underfloor heating, recessed ceiling spotlights, picture window overlooking rear garden, internal door to Side Hall.

Side Hall

Side Hall connects the main house and the extension and provides external access to the front and rear of the property.

Fitted bookshelves, recessed ceiling spotlights, external double-glazed doors to front driveway and rear garden.

Bedroom Four 3.71m x 3.07m (12'2" x 10'1")

Built-in wardrobe, radiator, recessed ceiling spotlights, dual-aspect windows overlooking garden.

En-suite Shower Room 1.50m x 2.03m (4'11" x 6'8")

White suite of low-level WC and pedestal hand basin, corner shower cubicle with Aquastream power shower. Fully tiled splashbacks, attractive tiled floor, heated towel rail, recessed ceiling spotlights.

Utility Room 2.01m x 2.36m (6'7" x 7'9")

Fitted marble-effect worktop with high-gloss cupboard and two appliance spaces beneath, matching soft-close full-height cupboards, recessed ceiling spotlights, tiled floor.

FIRST FLOOR

Landing

Window to side.

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Bedroom One 3.20m x 4.34m (10'6" x 14'3")

Two large built-in double wardrobes, column radiator, picture window overlooking rear garden and green space beyond.

Bedroom Two 3.33m x 3.20m (10'11" x 10'6")

Radiator, window to front.

Bedroom Three 2.44m x 2.49m (8'0" x 8'2")

Radiator, window to front.

Bathroom 3.20m x 2.26m max (10'6" x 7'5" max)

Equipped with contemporary suite comprising low-level WC, vanity hand basin with mixer tap and cupboard beneath, double-ended panelled bath with hand-held mixer shower attachment and separate shower enclosure.

Fully tiled splashbacks, built-in airing cupboard housing hot water cylinder, solar iboost (which ensures that any surplus electricity generated on the roof can be used to heat the water in the cylinder) and slatted shelving, chrome heated towel rail, tiled floor with underfloor heating, recessed ceiling spotlights, hatch with ladder giving access to partially boarded loft space, dual-aspect windows to side and rear.

OUTSIDE

Attached Single Garage 3.56m x 2.54m (11'8" x 8'4")

Light and power, up-and-over door.

Front Garden

The property is accessed via a brick-paved driveway which gives access to the garage and provides off-road parking for two cars. Adjoining the driveway is an open-plan area of lawn with inset trees and plants.

Rear Garden

The fully enclosed and very well maintained rear garden has been beautifully landscaped to feature a sunken paved patio immediately to the rear of the house, shaped lawn with deep borders stocked with an array of shrubs, bushes and colourful plants, paved pathways and a circular feature.

At the top of the garden is a vegetable area with raised sleeper beds and paved hard standing for a greenhouse.

Included in the sale is an attractive, insulated summerhouse which has power connected.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

Broadband availability:

Mobile signal availability: Standard, Superfast, Ultrafast

Indoor: EE, Three, O2, Vodafone - voice and data limited;

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

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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 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.

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.

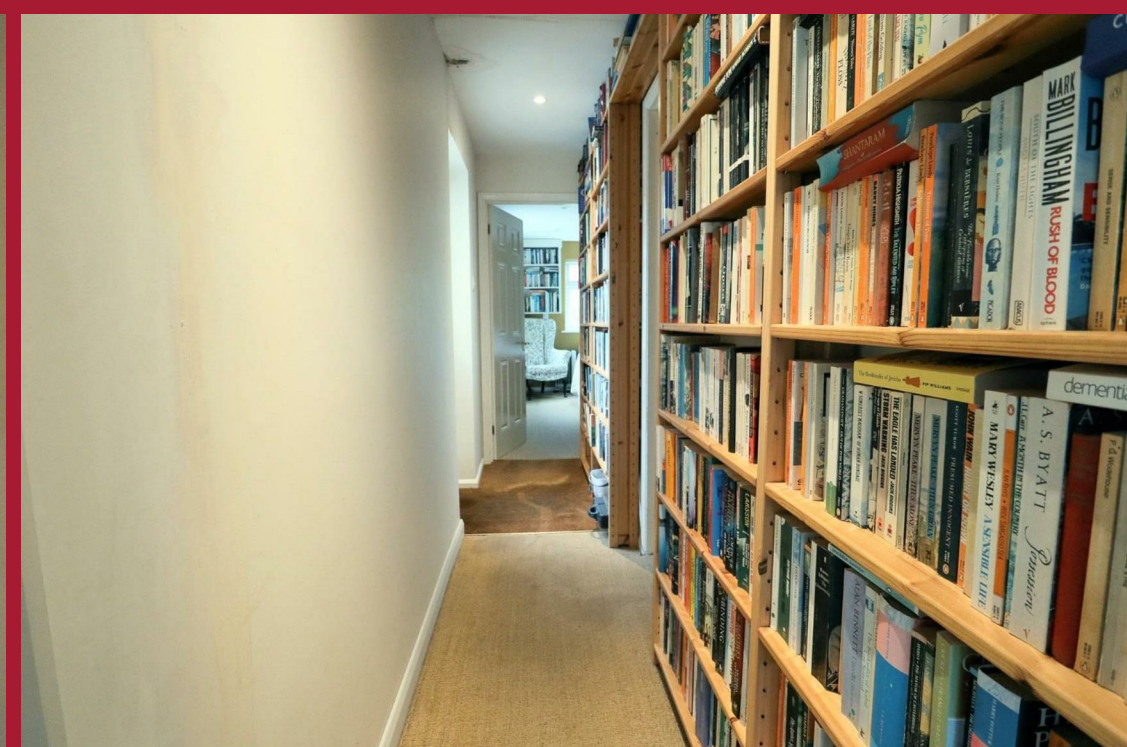
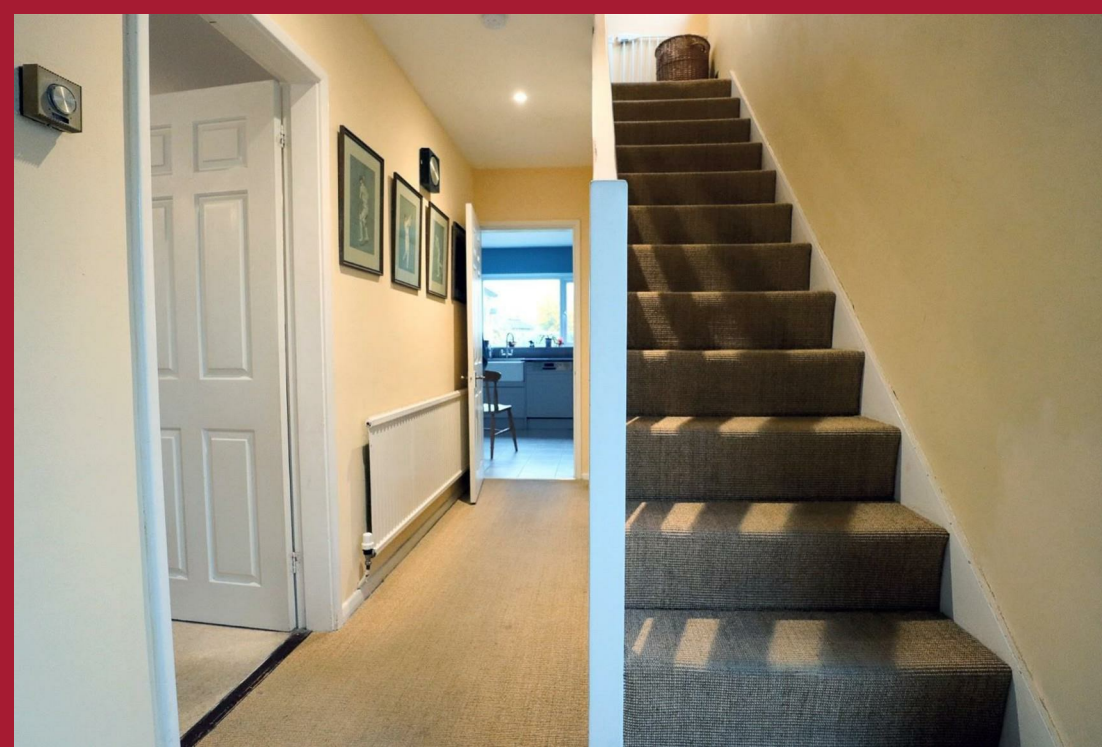
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

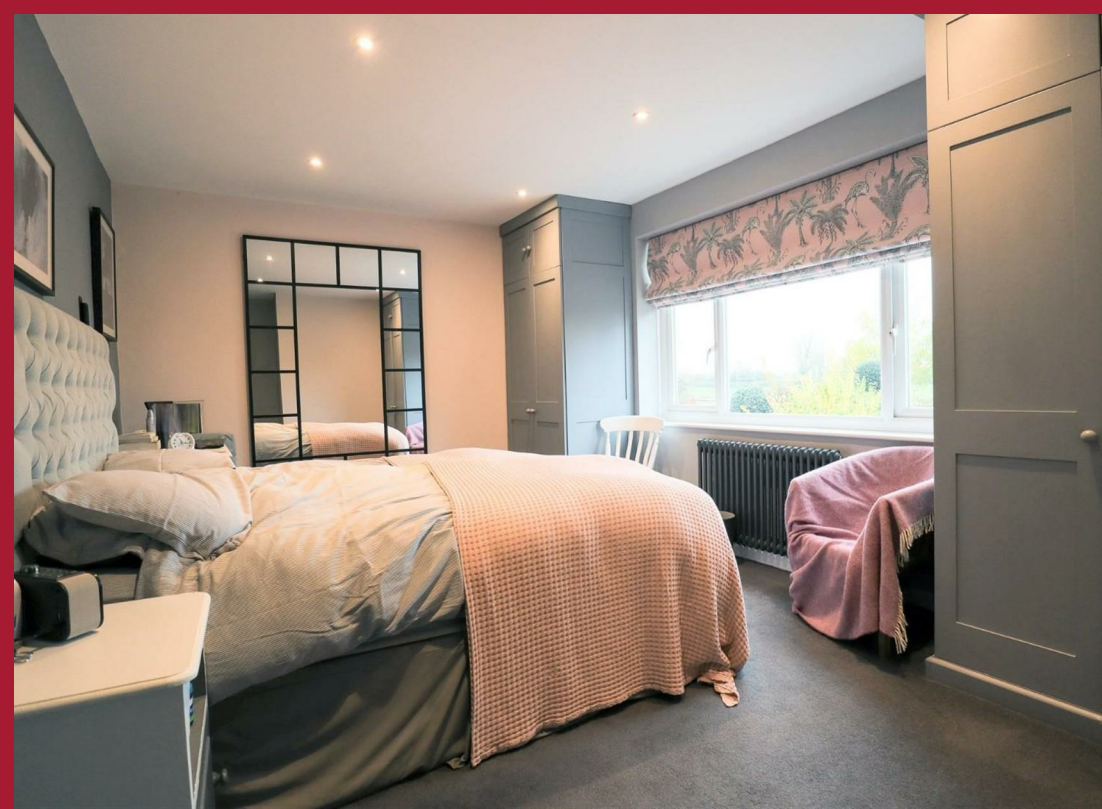
Money Laundering Regulations 2003

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.



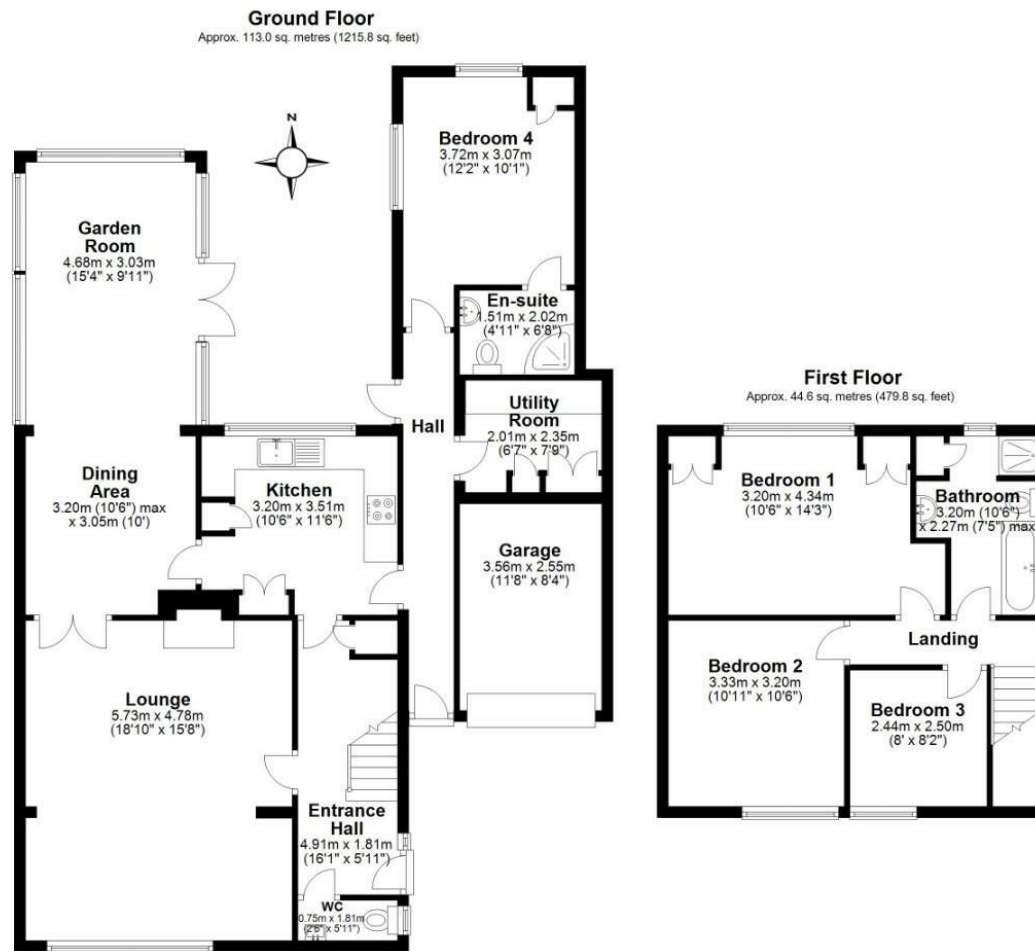












Total area: approx. 157.5 sq. metres (1695.7 sq. feet)

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	82	84
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		