



**5 Rees Close, Uppingham, Rutland, LE15 9ST**  
**Guide Price £400,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



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



**Chartered Surveyors & Estate Agents**

## DESCRIPTION

Extended and much improved detached house with garage, off-road parking and low-maintenance, south-facing rear garden occupying a pleasant corner plot in a quiet cul-de-sac on the edge of Uppingham.

The property benefits from gas-fired central heating system, solar panels and full double glazing and features attractively refitted kitchen, WC and en-suite shower room. The tastefully appointed interior can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Living Room with log-burning stove, Dining Room, Garden Room, shaker-style Kitchen, WC, Utility Area;

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

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Composite front entrance door with glazed insets and glazed side panel, radiator, wood flooring, stairs to first floor.

**Living Room 4.19m to bay x 3.48m (13'9" to bay x 11'5")**

Feature fireplace with dressed stone surround housing Dunsley log-burning stove set on raised

hearth, radiator, wood flooring, dado rail, wall-light points, bay window to front, archway to Dining Room.

**Dining Room 2.72m x 2.64m (8'11" x 8'8")**

Wood flooring, dado rail, door to Kitchen, attractive glazed timber-frame bi-fold doors giving access to Garden Room.

**Garden Room 2.90m x 2.72m (9'6" x 8'11")**

Wood flooring, recessed ceiling spotlights, four Velux windows, two windows overlooking rear garden, a set of double-glazed French doors with matching glazed side panels opening to rear garden.

**Kitchen 4.42m x 2.64m (14'6" x 8'8")**

Beautifully refitted in modern shaker style and featuring granite-effect work surfaces with matching upstand, inset 1.5-bowl single drainer ceramic sink with mixer tap, ample base cupboard and drawer units, matching eye-level wall cupboards and tall larder cupboard. Integrated appliances comprise eye-level New World electric oven and grill, fridge and four-ring gas hob with stainless steel Cooke & Lewis extractor fan above.

Designer-style upright radiator, under-stairs storage, laminate flooring, window and part-glazed external door giving access to south-facing rear garden.

#### WC

Contemporary white suite of low-level WC and vanity hand basin with mixer tap, tiled splashback and cupboard beneath, radiator, laminate flooring, window to side.

**Utility Area 2.74m x 2.03m (9'0" x 6'8")**

Fitted worktop with inset sink and space and plumbing for washing machine beneath, space for fridge-freezer, internal door to integral Garage, external door to side.

### FIRST FLOOR

#### Landing

Built-in airing cupboard housing hot water cylinder, radiator, loft access hatch.

**Bedroom One 3.66m max x 3.51m (12'0" max x 11'6")**

Range of attractive fitted wardrobes to one wall, radiator, window to front.

**En-suite Shower Room 2.74m x 1.47m (9'0" x 4'10")**

Refitted in contemporary style and featuring low-level WC, rectangular hand basin with mixer tap set on a vanity unit with granite-effect top, matching upstand and soft-close cupboards beneath, corner shower cubicle with Triton power shower and aqua-board splashbacks, radiator, electric heated towel rail and window to front.

**Bedroom Two 3.20m x 2.49m (10'6" x 8'2")**

Radiator, window overlooking rear garden.

**Bedroom Three 2.59m x 2.18m (8'6" x 7'2")**

Radiator, window overlooking rear garden.

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



**Chartered Surveyors & Estate Agents**

**Bedroom Four 3.20m max x 2.01m (10'6" max x 6'7")**

Radiator, window overlooking rear garden.

**Bathroom 2.01m x 1.68m (6'7" x 5'6")**

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower and glass screen. Tiled walls, radiator, window to side.

**OUTSIDE**

**Integral Single Garage 3.51m x 2.74m (11'6" x 9'0")**

Light and power, electric Gliderol garage door.

**Front Garden**

The open-plan frontage of the property includes a tarmac driveway leading to the garage and providing additional off-road parking space and adjoining shaped bed stocked with various shrubs and bushes.

There is an electric charging point at the front of the house.

A hand gate to the side of the house gives access to rear garden.

**Rear Garden**

The fully enclosed, south-facing garden is mainly paved for ease of maintenance and features inset tree and bushes, as well as raised beds stocked with a variety of shrubs, bushes and colourful plants.

There is an outside tap and electric point in the garden.

**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 limited.

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 D  
Rutland County Council, Oakham 01572-722577

**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

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



**Chartered Surveyors & Estate Agents**

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.

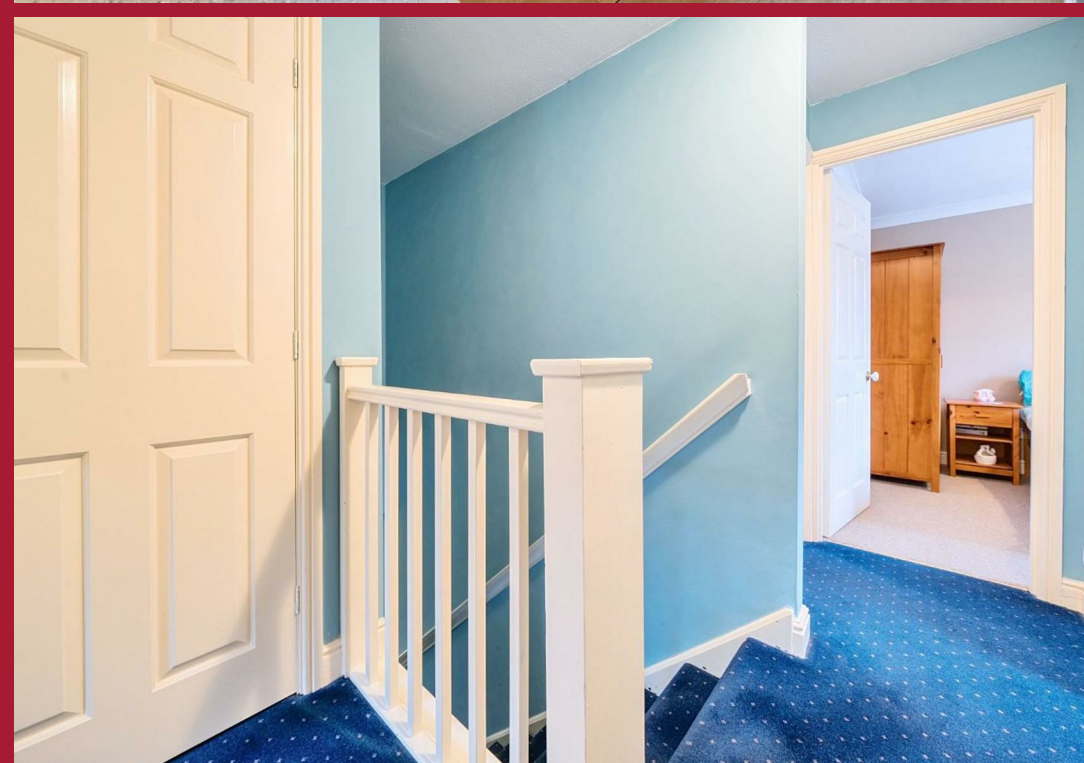
#### **Money Laundering Regulations 2003**

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.





















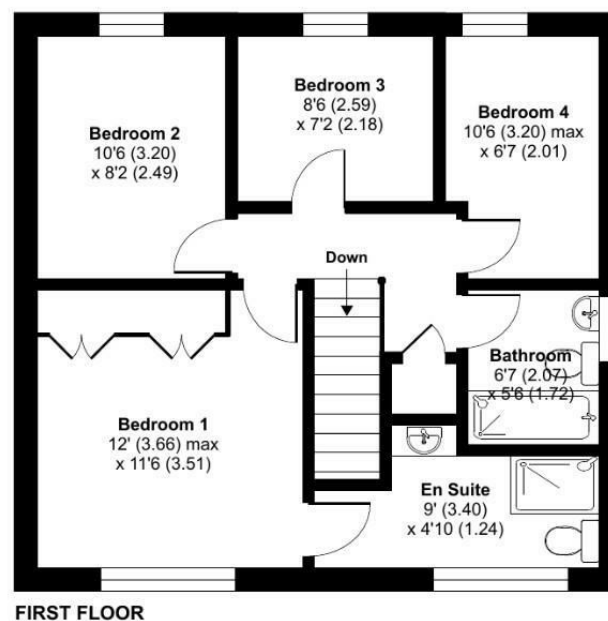
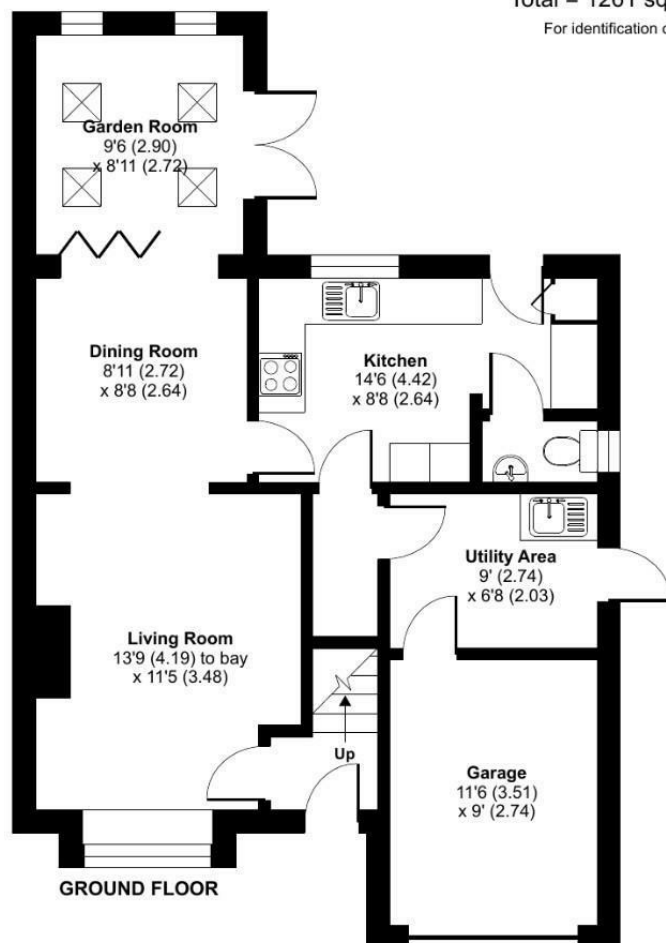
Chartered Surveyors & Estate Agents

Approximate Area = 1157 sq ft / 107.5 sq m

Garage = 104 sq ft / 9.6 sq m

Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	68	72

England & Wales 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		

England & Wales EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1250331

