



14 Poplar Close, Uppingham, Rutland, LE15 9RQ
Asking Price £399,000



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Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Well maintained detached bungalow set on a good size plot with garage, off-road parking and established gardens in one of Uppingham's most sought after residential locations.

The property occupies a pleasant cul-de-sac position and has a non-overlooked rear garden.

The accommodation on offer benefits from gas fired central heating system and full double glazing and briefly comprises Entrance Hall, WC, open-plan Sitting Room and Dining Area, Kitchen, Inner Hall, three Bedrooms and Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.37m x 1.63m (4'6" x 5'4")

UPVC entrance door with glass panelling and window to side, door to WC, glass panelled internal door leading to Sitting Room.

WC 1.35m x 1.47m (4'5" x 4'10")

White suite of low level WC and wash hand basin, radiator, window to rear elevation.

Open-plan Sitting Room & Dining Area

'L'-shaped reception room comprising:

Sitting Area 3.76m x 5.77m (12'4" x 18'11")

Radiator, bow window to front elevation.

Dining Area 3.12m x 2.97m (10'3" x 9'9")

Radiator, window to front elevation.

Kitchen 2.64m x 3.45m (8'8" x 11'4")

Range of fitted units incorporating roll top work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap and pine effect base cupboard and drawer units. Integrated appliances comprise eye level electric oven and ceramic electric hob. There is undercounter space and plumbing for washing machine.

Radiator, window and external door to side elevation.

Inner Hall 0.89m x 1.75m + 1.70m x 1.50m (2'11" x 5'9" + 5'7" x 4'11")

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

Bedroom One 3.35m x 3.61m (11'0" x 11'10")

Radiator, window to rear elevation.

Bedroom Two 2.69m x 3.35m (8'10" x 11'0")

Radiator, window to rear elevation.

Bedroom Three 2.77m x 2.36m (9'1" x 7'9")

Radiator, built-in cupboard housing Worcester gas fired central heating boiler, window to side elevation.

Shower Room 1.83m x 2.08m (6'0" x 6'10")

Coloured suite comprising low level WC and hand basin set within vanity unit with storage beneath, wall mounted shower with tiled surround and shower screen, radiator, window to side elevation.

OUTSIDE

Single Garage 3.02m x 4.88m (external approx) (9'11" x 16'0" (external approx))

Manual up and over door.

Garden Room 3.51m max x 4.88m max (11'6" max x 16'0" max)

The garden room adjoins the side of the garage and overlooks private rear garden with a set of French doors giving access to paved patio.

Gardens

To the front of the bungalow is a gravel driveway leading to the Garage and providing additional off-road parking and an open-plan lawned garden with well stocked, colourful borders.

To the rear is a fully enclosed and privately screened garden with paved patio, lawn and mature borders. There is a timber garden shed at the foot of 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;

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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 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 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

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expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

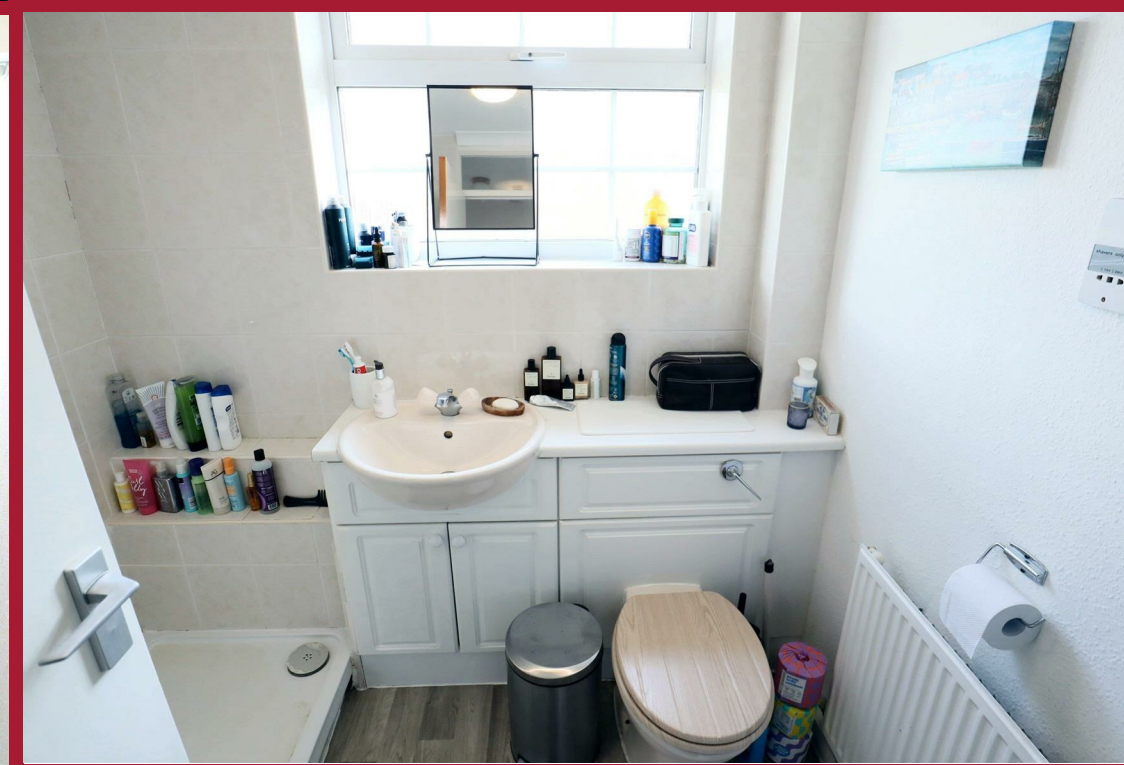
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.



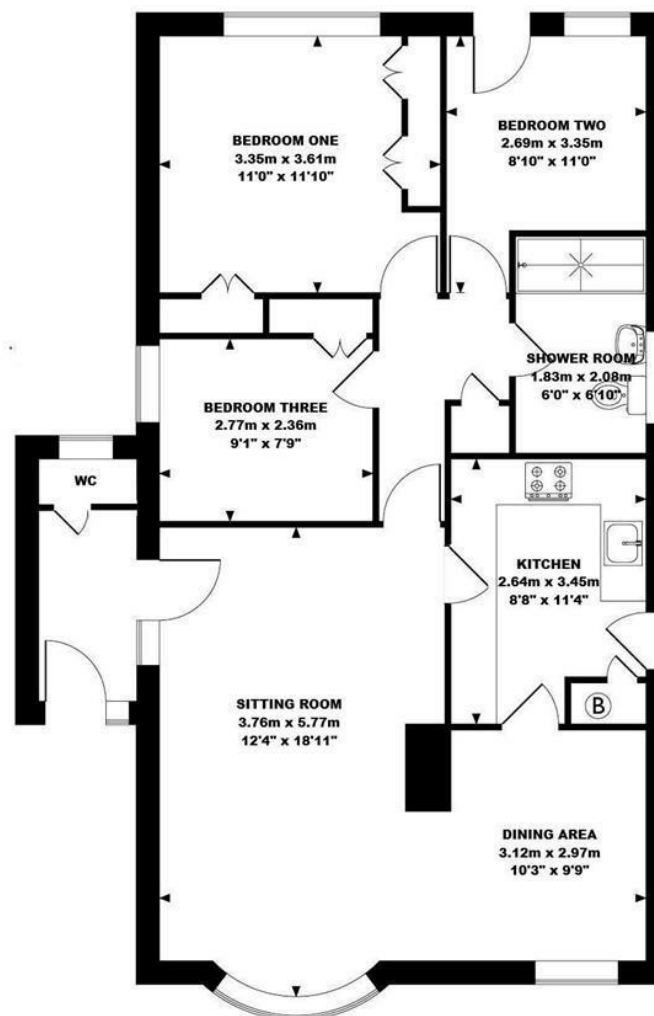
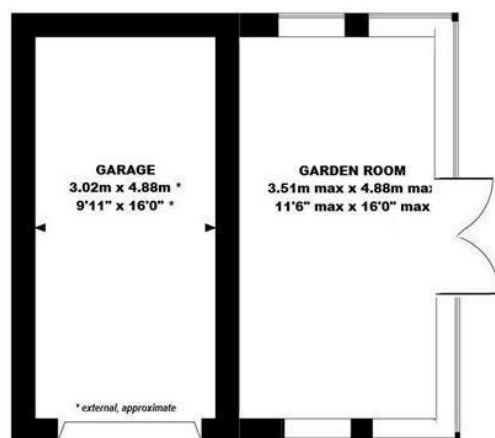








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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 2002/91/EC