



4 Stockerston Crescent, Uppingham, Rutland, LE15 9UB
Guide Price £425,000



Chartered Surveyors & Estate Agents

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4 Stockerston Crescent, Uppingham, Rutland, LE15 9UB
Council Tax Band: D (Rutland County Council)
Tenure: Freehold



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DESCRIPTION

An opportunity has arisen to acquire a detached bungalow, extended and modernised throughout to a demanding specification, set in an established residential area on the edge of Uppingham.

Benefiting from gas-fired central heating (with new boiler and new column radiators) and new full double glazing, the accommodation has undergone a comprehensive programme of improvements and features a superb, open-concept living kitchen with brand new appliances and new, contemporary sanitary ware to bath/shower rooms.*

The immaculately presented accommodation can be summarised as follows: Entrance Hall, open-plan Kitchen/Diner and Living Room, Master Bedroom with en-suite Shower Room, two further Bedrooms and Bathroom.

Outside, there is an area of lawn with adjoining driveway providing off-road parking to the front of the bungalow and fully enclosed, west-facing garden with paved patio and lawn to the rear.

The property is available with NO CHAIN and early viewing is highly recommended.

* A more detailed list of improvements carried out by the vendor is contained herein.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 5.36m x 3.30m (17'7" x 10'10")

New Rockport main entrance door with glazed side panel, column radiator, tiled floor, large, walk-in cupboard with tiled floor and window to front housing new Ideal gas central heating boiler, recessed ceiling spotlights, wall-light points.

Open-plan Kitchen/Diner & Living Room 7.37m max x 6.50m max (24'2" max x 21'4" max)

Superb, contemporary living space featuring:

Kitchen/Diner

Stylishly refitted by Howdens with excellent range of contemporary units incorporating marble-effect work surfaces with grooved drainer, inset 1.5-bowl sink with mixer tap and glass splashback, ample high-gloss, soft-close base cupboard and drawer units, matching wall cupboards and contrasting island with breakfast bar.

Brand new integrated appliances comprise Lamona fridge-freezer, ceramic hob, Lamona electric oven and Lamona dishwasher. There is under-counter space and plumbing for integrated washing machine.

Column radiator, tiled floor, zonal spotlights with dimmers.

Living Area

Column radiator, tiled floor, zonal spotlights with

dimmers. dual-aspect windows to side and rear, new sliding patio doors opening to enclosed rear garden.

Off Hall:

Bedroom One 4.17m max x 4.09m max (13'8" max x 13'5" max)

Built-in double wardrobe, column radiator, window to front.

En-suite Shower Room 2.77m x 1.19m (9'1" x 3'11")

New, contemporary white suite comprising low-level WC and rectangular hand basin with mixer tap set within wall-mounted vanity unit, shower cubicle with Triton Envi electric shower and tiled surround, chrome heated towel rail, electric mirror with demister pads and lighting, extractor fan, window to side.

Bedroom Two 3.25m x 2.79m (10'8" x 9'2")

Column radiator, window to side.

Bedroom Three 3.05m x 2.29m (10'0" x 7'6")

Built-in single wardrobe, column radiator, window to front

Bathroom 2.51m x 1.68m (8'3" x 5'6")

Refitted with contemporary white suite comprising low-level WC, rectangular hand basin set in vanity unit with storage beneath and panelled bath with deluge shower above, a further shower attachment and glass screen. Chrome heated towel rail, electric

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mirror with demister pads and lighting, extractor fan, window to side.

OUTSIDE

Front Garden

The property is accessed with concrete driveway which provides off-road parking for two vehicles. Adjoining the driveway is an open-plan area of lawn.

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

Rear Garden

The fully enclosed rear garden enjoys a westerly aspect and has been arranged to include a paved patio area immediately to the rear of the bungalow, a lawn with borders that would benefit from further cultivation and gravelled area to the side of the bungalow.

WORKS CARRIED OUT BY THE VENDOR

We are informed by the current owner of the property that the following works have been carried out on the property:

- Total back to brick renovation with reconfiguration of layout, garage conversion and 3m rear extension (Certificate of Lawful Development received from Rutland County Council and full building regulations compliance and sign off))
- All newly plastered
- New anthracite grey signature windows throughout

and aluminium sliding patio doors in kitchen

- New Rockport front door
- New anthracite grey soffits, fascias and gutters
- New skirting boards, architrave and internal doors
- Canadian Larch to front and 3m rear extension
- Fully rewired with new consumer unit, chrome switches, sockets and LED spotlights
- Fully replumbed with anthracite grey column radiators throughout
- New gas-fired central heating boiler installed
- New bathroom sanitary ware and vanity units in both bathrooms and mirrors with demister pads and lighting
- Triton Envi Electric shower in Master bedroom en-suite
- New carpets in bedrooms
- New ceramic tiling in the rest of the property
- Howdens kitchen and brand new appliances (fridge/freezer, oven, ceramic hob, integrated extractor fan and dishwasher) with 3 year guarantee
- Outdoor lighting and electrical socket installed

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: O2 - voice and data likely; Three, Vodafone,

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

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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 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.

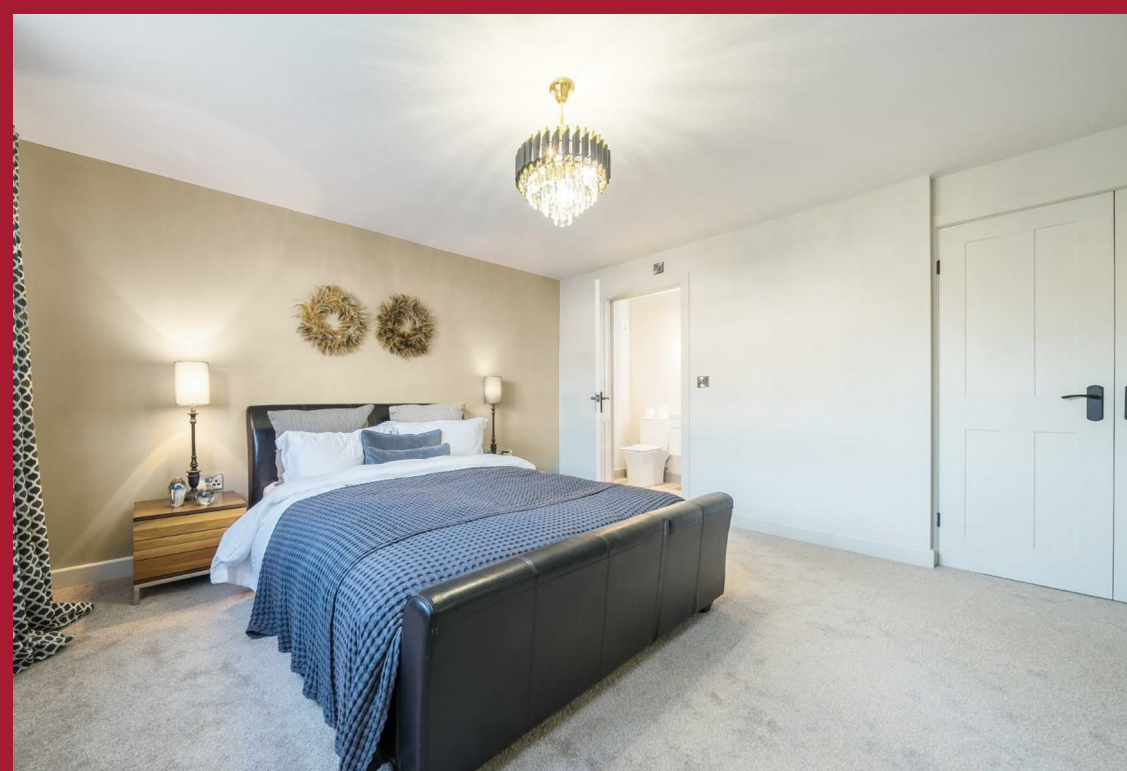
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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









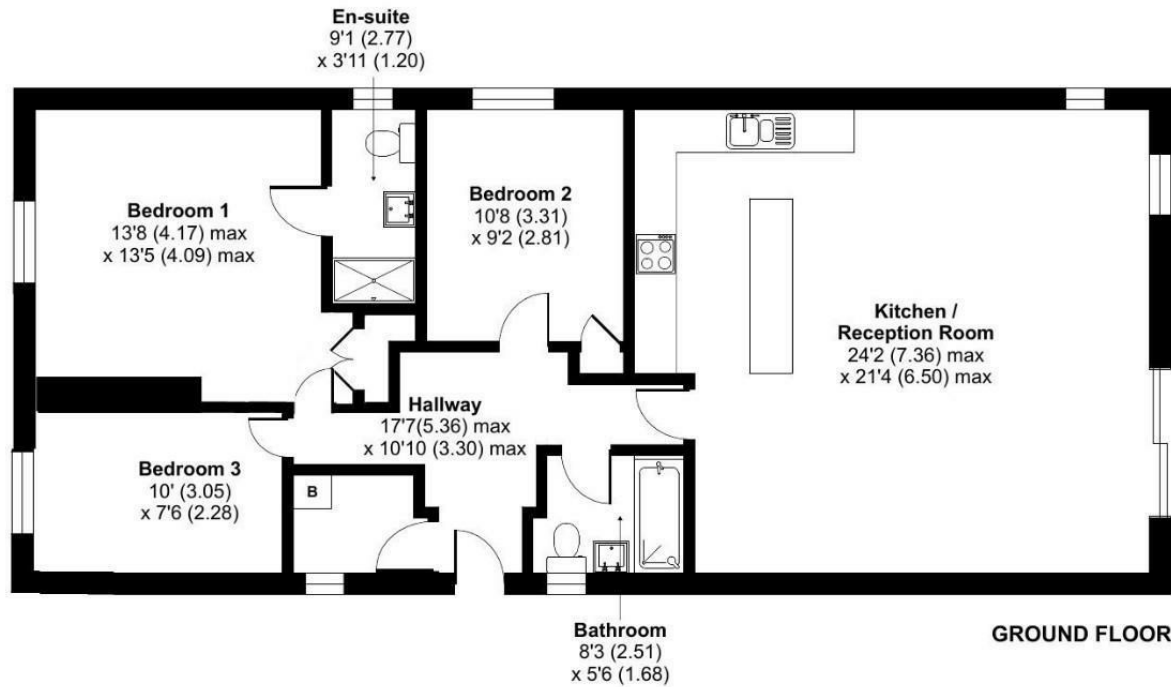


Approximate Area = 1108 sq ft / 103 sq m

For identification only - Not to scale



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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | 75 | |
| (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 | | |
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| 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: 1265463

