



**27 Stockerston Crescent, Uppingham, Rutland, LE15 9UA**  
**Asking Price £269,000**



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**27 Stockerston Crescent, Uppingham, Rutland, LE15 9UA**

**Tenure: Freehold**

**Council Tax Band: C (Rutland County Council)**



**Chartered Surveyors & Estate Agents**

## DESCRIPTION

Semi-detached bungalow offering two bedroom accommodation with single garage, off-road parking and established gardens to front and rear situated in a popular residential area on the edge of Uppingham.

The property requires routine modernisation and updating and offers potential to create a comfortable home in a desirable location. The interior briefly comprises Entrance Porch, Sitting Room with open fireplace, Kitchen, two Double Bedrooms, Inner Hall and Bathroom.

## ACCOMMODATION

### GROUND FLOOR

#### **Entrance Porch 1.63m x 1.70m (5'4" x 5'7")**

UPVC front entrance door with glazed panel to side, fitted coat hooks, internal door leading to Sitting Room,

#### **Sitting Room 4.27m'2.74m x 3.89m max (14'9" x 12'9" max)**

Open fireplace set in tiled surround with raised hearth, electric storage heater, window to front elevation.

#### **Kitchen 3.02m x 3.10m (9'11" x 10'2")**

Range of fitted base and wall mounted units with formica worktops and inset single drainer stainless steel sink, freestanding electric cooker, pantry with fitted shelving.

Electric storage heater, external UPVC door to rear with window to side.

#### **Bedroom One 4.52m x 3.33m (14'10" x 10'11")**

Electric storage heater, dual aspect windows to side and rear elevations.

#### **Bedroom Two 3.02m x 3.33m (9'11" x 10'11")**

Electric storage heater, window to front elevation.

#### **Inner Hall 1.04m x 1.85m (3'5" x 6'1")**

Built-in airing cupboard housing hot water cylinder and pine slatted shelving.

#### **Bathroom 1.68m x 1.88m (5'6" x 6'2")**

White suite comprising low level WC, pedestal hand basin and bath with tiled surround, window to rear elevation.

### OUTSIDE

The property is accessed via brock paved driveway leading to the single Garage and providing additional off-road parking for two cars.

#### **Single Garage 5.44m x 2.92m max (17'10" x 9'7" max)**

Light and power, manual up and over door to front, personnel door to rear garden.

### Front Garden

The open plan front garden features a lawn with inset bushes and attractive, well stocked borders.

### Rear Garden

The rear garden is fully enclosed by timber panel fencing and has been arranged to include brock paved patio area immediately to the rear of the bungalow, lawn with inset specimen trees and beds with established plants, shrubs and bushes.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Electric storage heaters

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
Indoor: O2 - voice and data likely; EE, Three, Vodafone - voice and data limited;  
Outdoor: O2, EE, Three, 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.

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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 C

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.

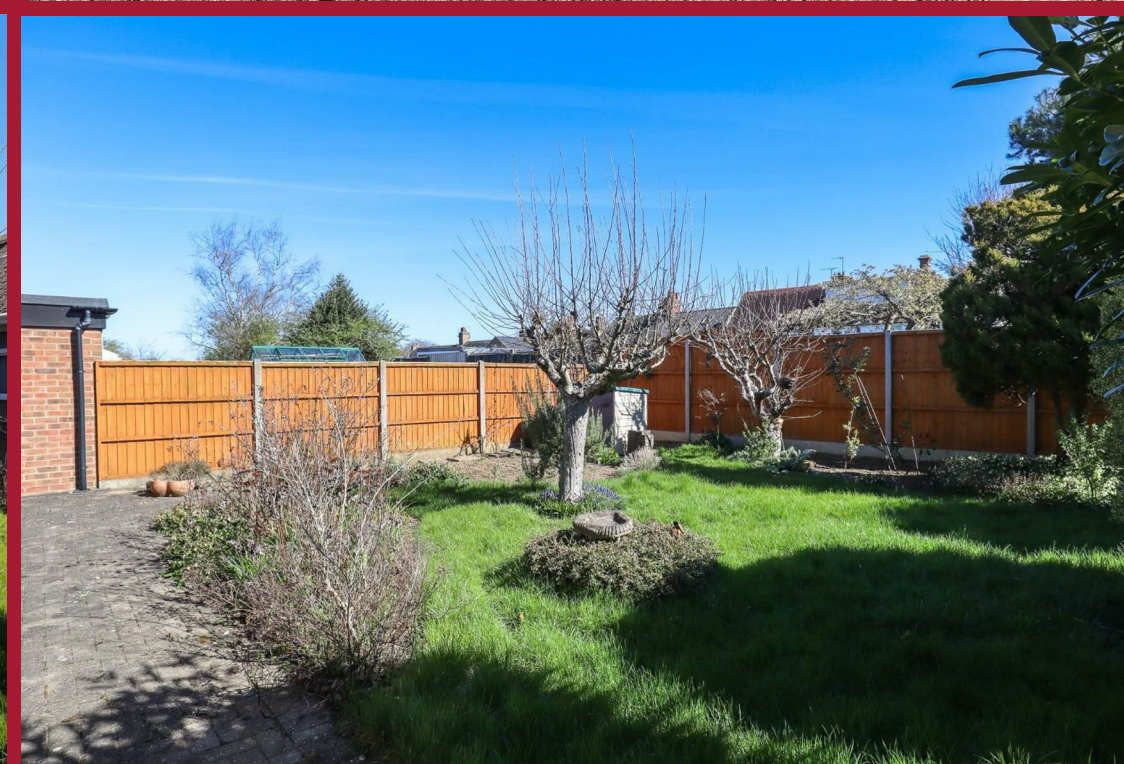








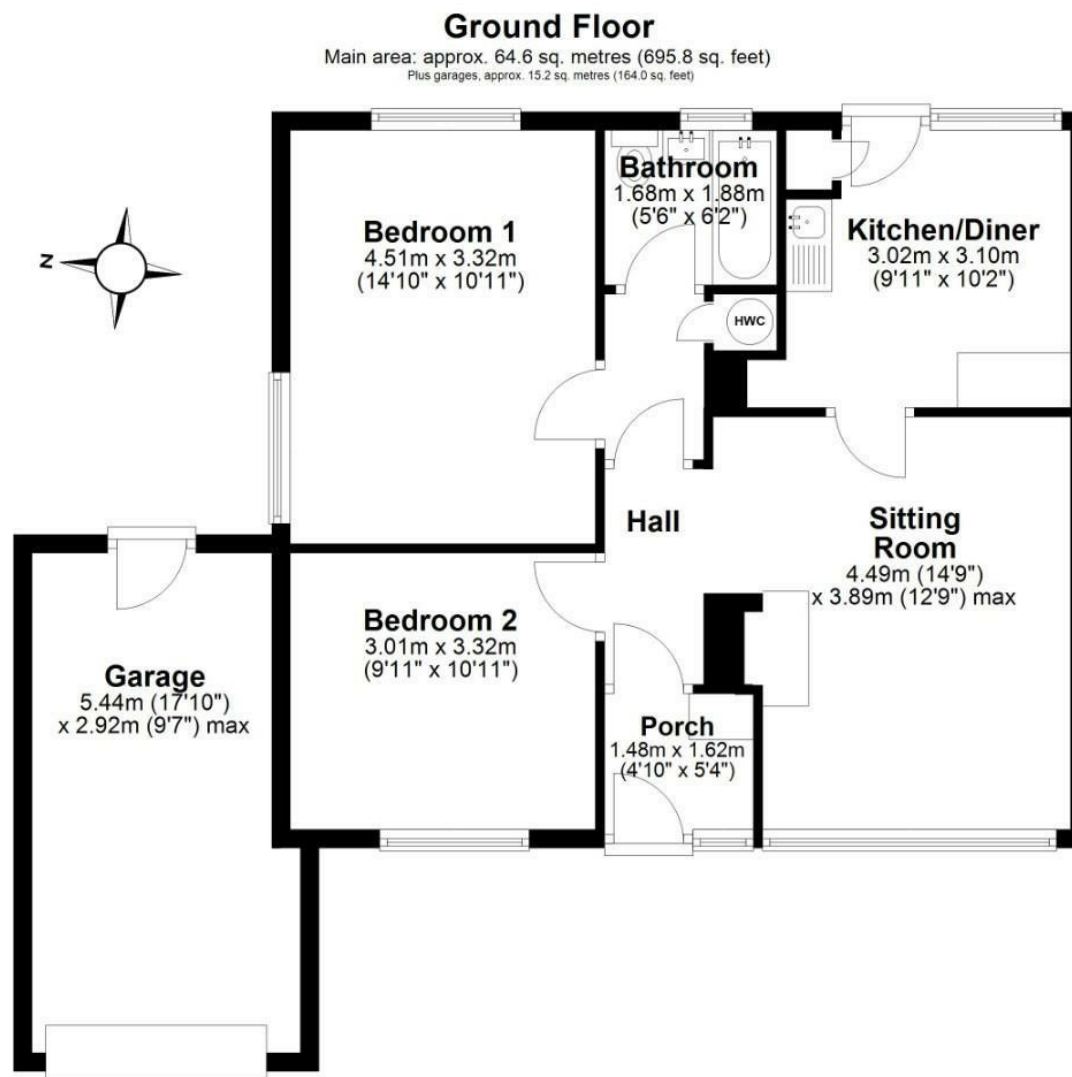








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Main area: Approx. 64.6 sq. metres (695.8 sq. feet)  
Plus garages, approx. 15.2 sq. metres (164.0 sq. feet)

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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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		

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