



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



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20 Bayley Close, Uppingham, Rutland, LE15 9TG
Tenure: Freehold
Council Tax Band: E (Rutland County Council)



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Extended detached house with tandem garage, off-road parking and attractively landscaped and beautifully maintained, mature gardens set on a good-size corner plot within a quiet cul-de-sac on the edge of Uppingham.



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No. 20 Bayley Close enjoys views over a green area to the rear which is a lovely communal space for social events and children's play.

With gas central heating and full double glazing, the property offers well-maintained accommodation which would benefit from a degree of routine modernisation and updating. The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Studio; FIRST FLOOR: three Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 4.90m x 1.80m (16'1" x 5'11")

UPVC double-glazed front door with matching side panel, radiator, laminate flooring, large built-in storage cupboard with window to side, further double-glazed door with matching glazed side panel leading to front garden.

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

Two-piece suite of low-level WC and wall-mounted corner hand basin, laminate flooring, wall-mounted electric radiator.

Lounge 3.35m x 4.75m (11'0" x 15'7")

Modern-style, wall-mounted electric fire, radiator, part-glazed internal double doors to Dining Room, window to front.

Dining Room 3.23m x 3.02m (10'7" x 9'11")

Radiator, laminate flooring, archway to Kitchen, sliding doors to Conservatory.

Conservatory 3.15m x 2.72m (10'4" x 8'11")

UPVC double-glazed construction with laminate flooring, triple-aspect picture windows and French doors leading to rear garden.

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

Range of fitted units incorporating granite-effect work surfaces, inset twin-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances comprise eye-level Zanussi electric double oven and John Lewis electric hob with extractor above.

Tiled splashbacks, laminate flooring, radiator, space for a larger fridge, picture window overlooking rear garden, glazed internal door to Entrance Hall, further glazed internal door Utility Room.

Utility Room 4.47m max x 2.03m (14'8" max x 6'8")

Fitted worktop with space and plumbing for washing machine beneath and wall-mounted cupboards above, tiled floor, space for fridge/freezer, external part-glazed door and high-level window to front, further double-glazed external door to rear garden, access to Studio.

Studio 4.24m x 2.57m (13'11" x 8'5")

Built-in cupboards, fitted unit with inset 1.5-bowl sink and cupboards beneath, a set of 5 fitted bookshelves to one wall, radiator, tiled floor, dual-aspect windows to side and rear.

FIRST FLOOR

Landing

Window to side.

Bedroom One 3.23m x 4.34m (10'7" x 14'3")

Built-in double wardrobe, further built-in triple wardrobe with sliding door, radiator, window overlooking rear garden and green area beyond.

Bedroom Two 3.35m x 3.20m (11'0" x 10'6")

Radiator, window to front.

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

Radiator, window to front.

Bathroom 3.23m x 1.65m (10'7" x 5'5")

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and glass screen.

Fully tiled splashbacks, radiator, built-in cupboard housing gas central heating boiler, loft access hatch, recessed ceiling spotlights, dual-aspect windows to rear.

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OUTSIDE

Detached Tandem Garage 2.57m x 8.26m (8'5" x 27'1")

Light and power, double timber door to front, personnel door to side, window to rear garden.

The garage is accessed via a block-paved driveway which provides an additional off-road parking space for one car.

Gardens

There is an open-plan, low-maintenance area of garden with paved pathway, gravelled terrace and inset plants leading to the main entrance door and a further enclosed area of front garden which has been attractively laid out to feature raised beds and a border stocked with a variety of mature shrubs, bushes and trees.

The good-size rear garden has been landscaped to include paved patio area immediately to the rear of the house, shaped lawn and colourful, deep borders featuring an array of specimen shrubs, bushes, trees and plants.

The timber fencing runs the length of the plot, i.e. the east side of the house and both gardens. Another timber fencing runs on the north side of the plot, along the end of the garden. The fence on the west side is chain-link with planted shrubs for privacy.

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 likely, data limited; 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.

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. Train travel to north and east is also easy via Oakham and Peterborough and then beyond.

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 E
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.

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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.















Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			<div>77</div>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		<div>62</div>	
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 	



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