



2 Oak Close, Uppingham, Rutland, LE15 9SU
Guide Price £320,000



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2 Oak Close, Uppingham, Rutland, LE15 9SU
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTION

An attractive detached house with single garage, off-road parking and established, beautifully landscaped gardens set in a charming, quiet cul-de-sac and offered for sale with NO CHAIN.

The property provides a very well maintained accommodation and benefits from gas-fired central heating and full double glazing. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, open-plan Sitting Room and Dining Area, Conservatory, Kitchen, Utility; FIRST FLOOR: three Bedrooms, Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed front entrance door, radiator, stairs leading to first floor.

Open-plan Sitting Room & Dining Area comprising:

Sitting Room 4.24m x 3.91m (13'11" x 12'10")

Coal-effect electric fire set in elegant feature fireplace with matching raised hearth, radiator, dado rail, coving to ceiling, bay window to front, archway to Dining Area.

Dining Area 3.20m x 2.39m (10'6" x 7'10")

Radiator, dado rail, coving to ceiling, sliding patio doors to Conservatory, door to Kitchen.

Conservatory 2.82m max x 3.00m (9'3" max x 9'10")

UPVC construction on low-level walls featuring picture windows and French doors leading to rear garden.

Kitchen 3.10m x 2.39m (10'2" x 7'10")

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

Integrated appliances comprise Neff electric oven and 4-ring gas hob with extractor fan above.

Included in the sale is freestanding (undercounter) Bosch dishwasher and Zenith fridge.

Wall-mounted Ideal gas-fired boiler, tiles to half-wall height, understairs storage cupboard, window overlooking rear garden, door to Utility.

Utility 4.09m x 1.24m (13'5" x 4'1")

Radiator, space and plumbing for washing machine, external double-glazed door with matching side panel to (front) driveway, internal doors to WC and attached Garage.

Cloakroom/WC 1.09m x 1.27m (3'7" x 4'2")

Fitted low-level WC and corner hand basin, tiles to half-wall height, obscure window to rear.

FIRST FLOOR

Landing

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

Bedroom One 4.34m incl wardrobe x 2.74m (14'3" incl wardrobe x 9'0")

Built-in double wardrobe with sliding, mirror-fronted doors, radiator, window to front.

Bedroom Two 3.02m x 2.74m (9'11" x 9'0")

Radiator, window overlooking rear garden.

Bedroom Three 2.72m max x 2.03m (8'11" max x 6'8")

Built-in cupboard, radiator, window to front.

Shower Room 1.80m x 2.01m (5'11" x 6'7")

White suite of low-level WC and pedestal hand basin with mixer tap, corner shower cubicle with Triton shower, fully tiled splashbacks, heated towel rail, window to rear.

OUTSIDE

Attached Single Garage 5.72m x 2.64m (18'9" x 8'8")

Light and power, manual up-and-over door, space for freezer and tumble dryer, personnel door to rear garden.

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Front Garden

The property is accessed via brick-paved driveway which gives access to the single garage and provides additional off-road parking.

Adjoining the driveway is an open-plan area of garden landscaped to feature a shaped lawn with colourful borders containing shrubs, flowering plants, a conifer and a tree.

Rear Garden

The west-facing garden is fully enclosed by timber fencing and has been attractively landscaped to include a circular lawn, gravelled terrace with stepping stones and an array of inset mature shrubs, bushes and flowering plants.

Included in the sale is a timber garden shed.

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 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.

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

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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.











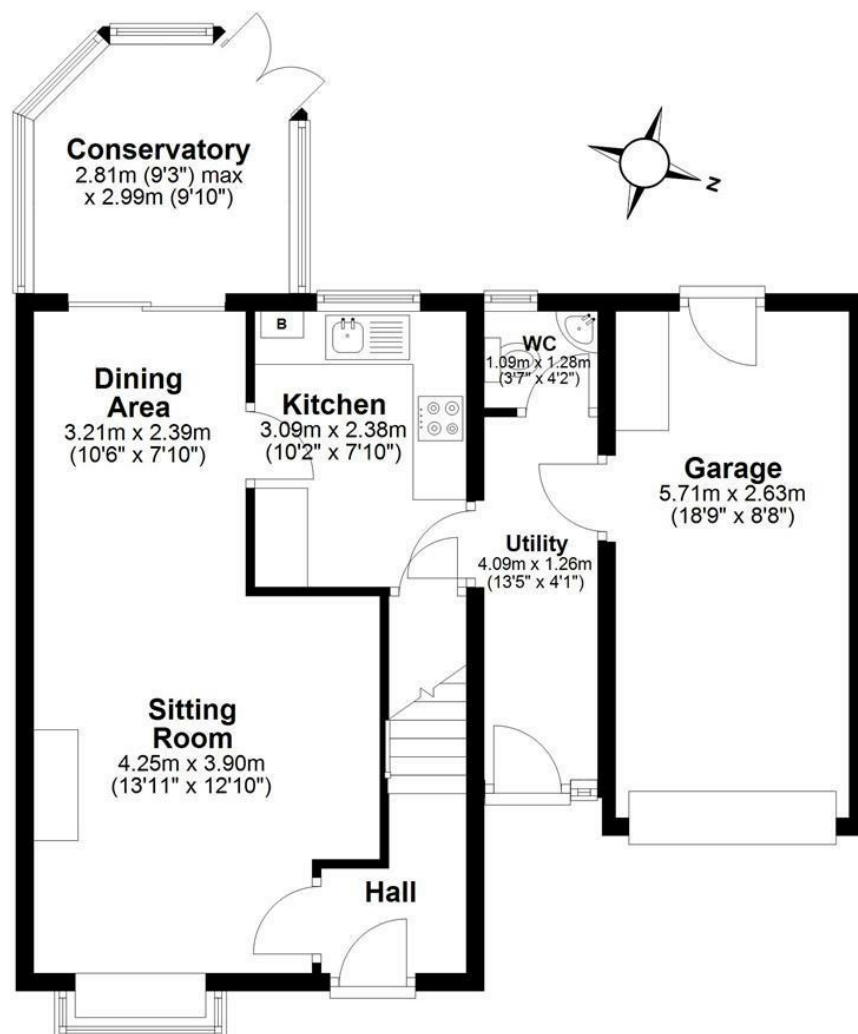




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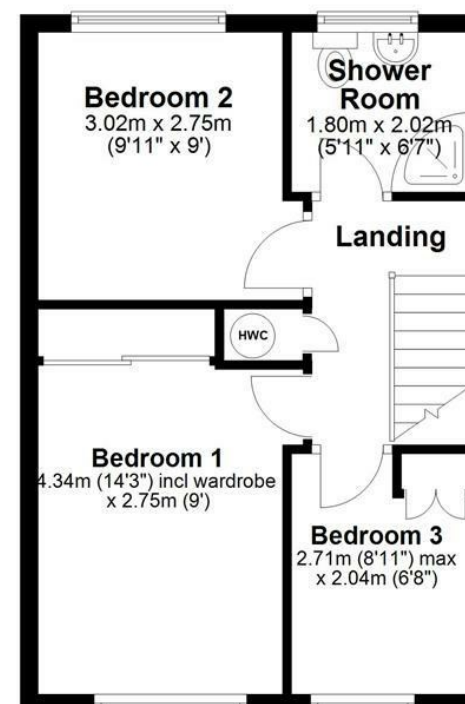
Ground Floor

Approx. 68.5 sq. metres (737.5 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 104.9 sq. metres (1129.3 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) A		
(81-91) B		
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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