



3 Chapman Place, Uppingham, Rutland, LE15 9EA
£545,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

3 Chapman Place, Uppingham, Rutland, LE15 9EA

Tenure: Freehold

Council Tax Band: F (Rutland County Council)



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Immaculately presented, contemporary, detached residence with garage, off-road parking and attractively landscaped, south-facing garden situated within the desirable Elms development on the edge of Uppingham, taking in views over neighbouring countryside.

**** Lounge * Study * Living Kitchen/Diner * Utility * WC * 4 Bedrooms * Master Dressing Room * 3 Bath/Shower Rooms ****



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The property offers energy-efficient accommodation which benefits from high performance glazing and gas-fired central heating system with time and temperature zone control.

With CCTV and Sensetec alarm system, the property features quality fixtures throughout.

The light and airy interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Hallway, Cloakroom/WC, Lounge, Study, superb open-plan Living Kitchen/Diner with integrated Bosch appliances, Utility Room;

FIRST FLOOR: Master Suite of Bedroom, Dressing Room and Shower Room, Bedroom Two with en-suite Shower Room, two further Bedrooms, Family Bathroom.

The property is available with NO CHAIN and offered for sale in a ready-to-move-in condition.

ACCOMMODATION

GROUND FLOOR

Porch

Attractive recessed porch with outside light and part-glazed composite front entrance door leading to:

Hallway 5.64m x 2.03m (18'6" x 6'8")

Built-in double cloaks cupboard, wood-effect tiled

floor, staircase with open spindles leading to first floor, understairs storage cupboard.

Cloakroom/WC

Contemporary white suite of low-level WC and wall-mounted hand basin with mixer tap and tiled splashback, radiator, wood-effect tiled floor.

Lounge 5.41m x 3.66m (17'9" x 12'0")

Radiator, dimmer switches, window to front.

Study 2.90m max x 2.74m (9'6" max x 9'0")

Radiator, window to front, bay window to side providing countryside views.

Living Kitchen/Diner 8.86m max x 4.19m (29'1" max x 13'9")

A superb, contemporary living space flooded with light provided by skylights, dual-aspect windows and two sets of external doors and featuring:

Kitchen & Dining Area

Stylishly fitted with excellent range of sleek units incorporating work surfaces with matching upstand, inset 1.5 bowl single drainer sink with mixer tap, ample base cupboards and drawers, matching eye-level wall cupboards and tall store cupboard. Integrated appliances comprise eye-level Bosch electric double oven, Bosch fridge-freezer, Bosch dishwasher and Bosch induction hob with extractor fan above.

Two radiators, wood-effect tiled floor, spotlights, window overlooking rear garden, French doors giving access to patio area and rear garden beyond.

Living Area

Radiator, wood-effect tiled floor, wall-light points, vaulted ceiling with two skylights, French doors with matching side panels opening to private, south-facing rear garden.

Utility Room 1.88m x 1.78m (6'2" x 5'10")

Fitted worktop with cupboard beneath and wall cupboard above housing Ideal gas central heating boiler above, undercounter space and plumbing for washing machine and space for tumble dryer.

Wood-effect tiled floor, window to side.

FIRST FLOOR

Landing

Built-in cupboard housing Ideal hot water cylinder, handrail with open spindles, radiator, loft access hatch, window to side.

Master Suite

including Bedroom One, Dressing Room and Shower Room as follows:

Bedroom One 3.76m max x 2.97m (12'4" max x 9'9")

Radiator, window to front.

Dressing Room 2.39m x 1.88m (7'10" x 6'2")

Two fitted wardrobes with mirrored sliding doors and integral shelving, radiator, access to en-suite Shower Room.

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En-suite Shower Room 2.36m x 1.57m (7'9" x 5'2")

White suite of low-level WC and pedestal hand basin with mixer tap and tiled splashback, shower cubicle with Hansgrohe shower and tiled surround, radiator, spotlights, window to rear.

Bedroom Two 2.82m x 2.54m max (9'3" x 8'4" max)

Built-in wardrobe with mirrored sliding doors, radiator, window to side with open views.

En-suite Shower Room 2.44m x 1.60m (8'0" x 5'3")

White suite of low-level WC and pedestal hand basin with mixer tap and tiled splashback, shower cubicle with Hansgrohe shower and tiled surround, radiator, spotlights, window to rear.

Bedroom Three 2.97m x 2.97m (9'9" x 9'9")

Radiator, dual-aspect windows to front and side.

Bedroom Four 2.97m x 2.13m (9'9" x 7'0")

Range of fitted wardrobes with sliding doors to three walls, radiator, window to side.

Bathroom 2.39m x 1.88m (7'10" x 6'2")

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower. Tiled splashbacks, chrome heated towel rail, spotlights, window to front.

OUTSIDE

To the side of the property is a tarmac driveway which provides off-road parking for up to three vehicles and leads to the Garage.

Detached Single Garage 4.22m x 2.54m (13'10" x 8'4")

Light and power, up-and-over door.

Gardens

To the front of the property there is a small area of garden with hedge boundary and paved pathway leading to the front door.

To the rear lies a fully enclosed, south-facing garden which enjoys a good degree of privacy. The garden has been laid out to include a large paved patio area with inset raised bed immediately to the rear of the house which is ideal for al fresco dining and entertaining in warmer months, a shaped lawn with established borders and a paved seating area with rustic pergola above in the top corner of the garden.

A timber hand gate gives access from the rear garden to the driveway.

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, Vodafone - voice and data limited;

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.

SERVICE CHARGE

There is an annual service charge currently amounting to £216.60 payable in advance and running from 1st February to 31st January.

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

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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 F
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.

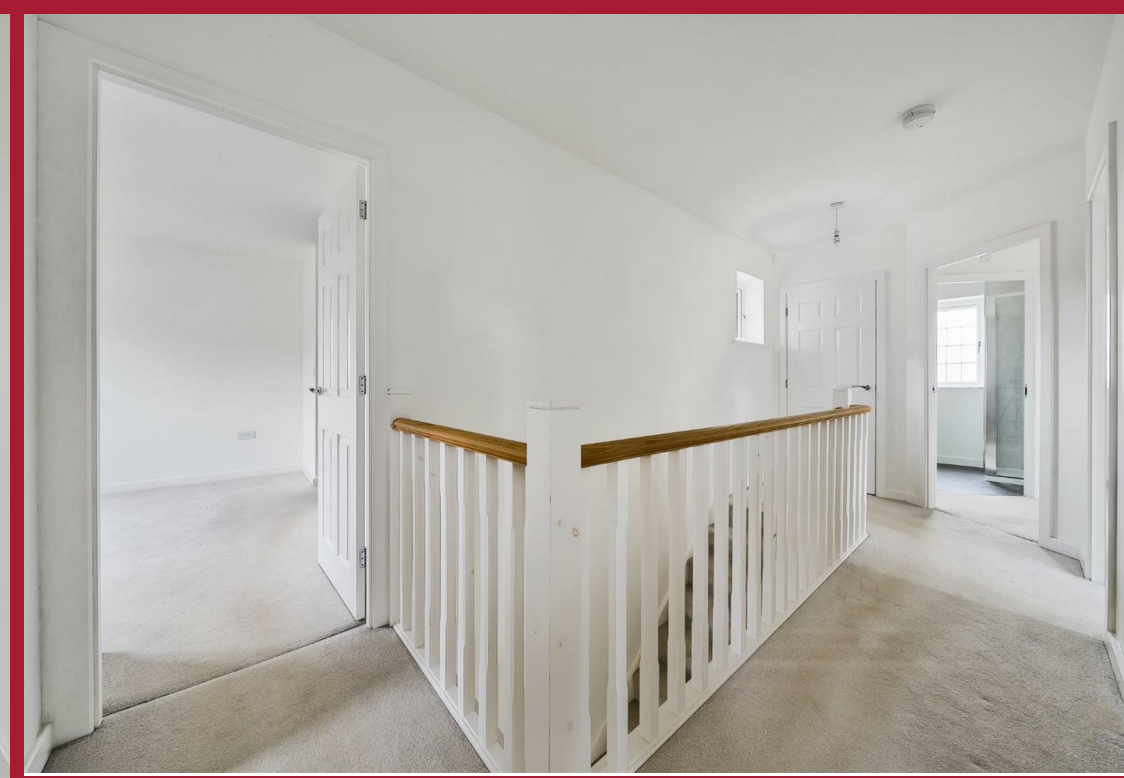
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

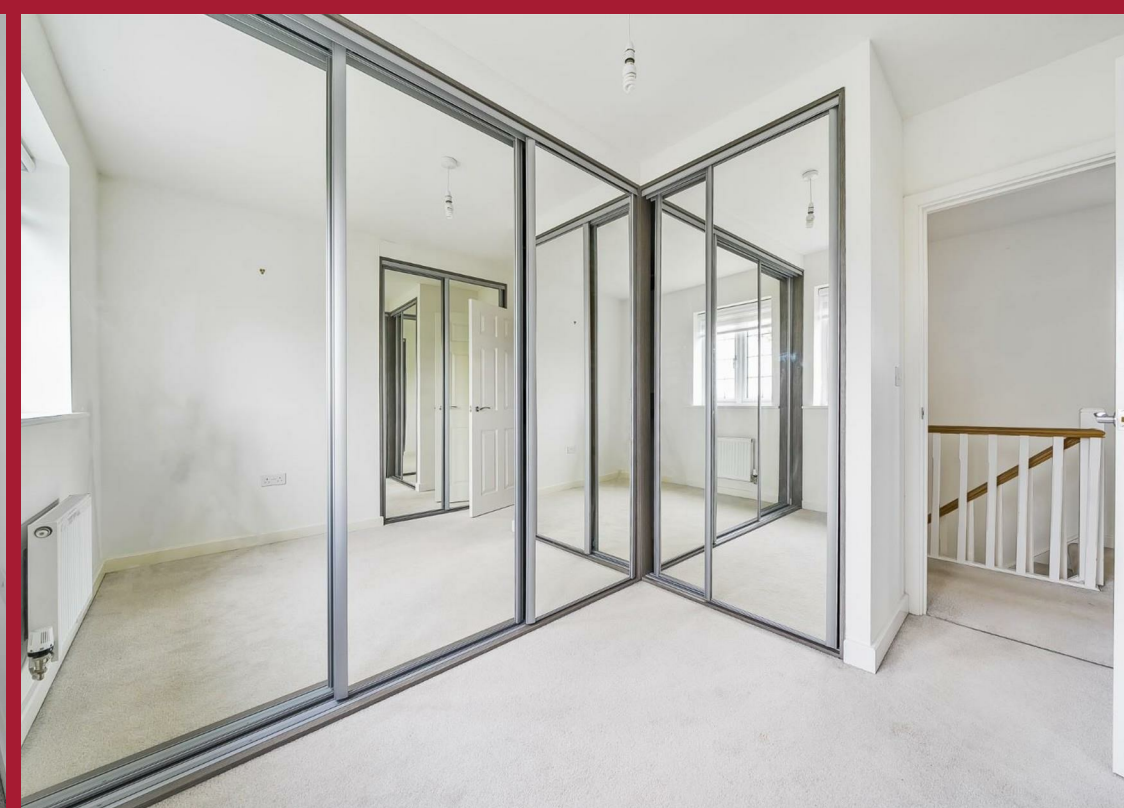
Money Laundering Regulations 2003

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.







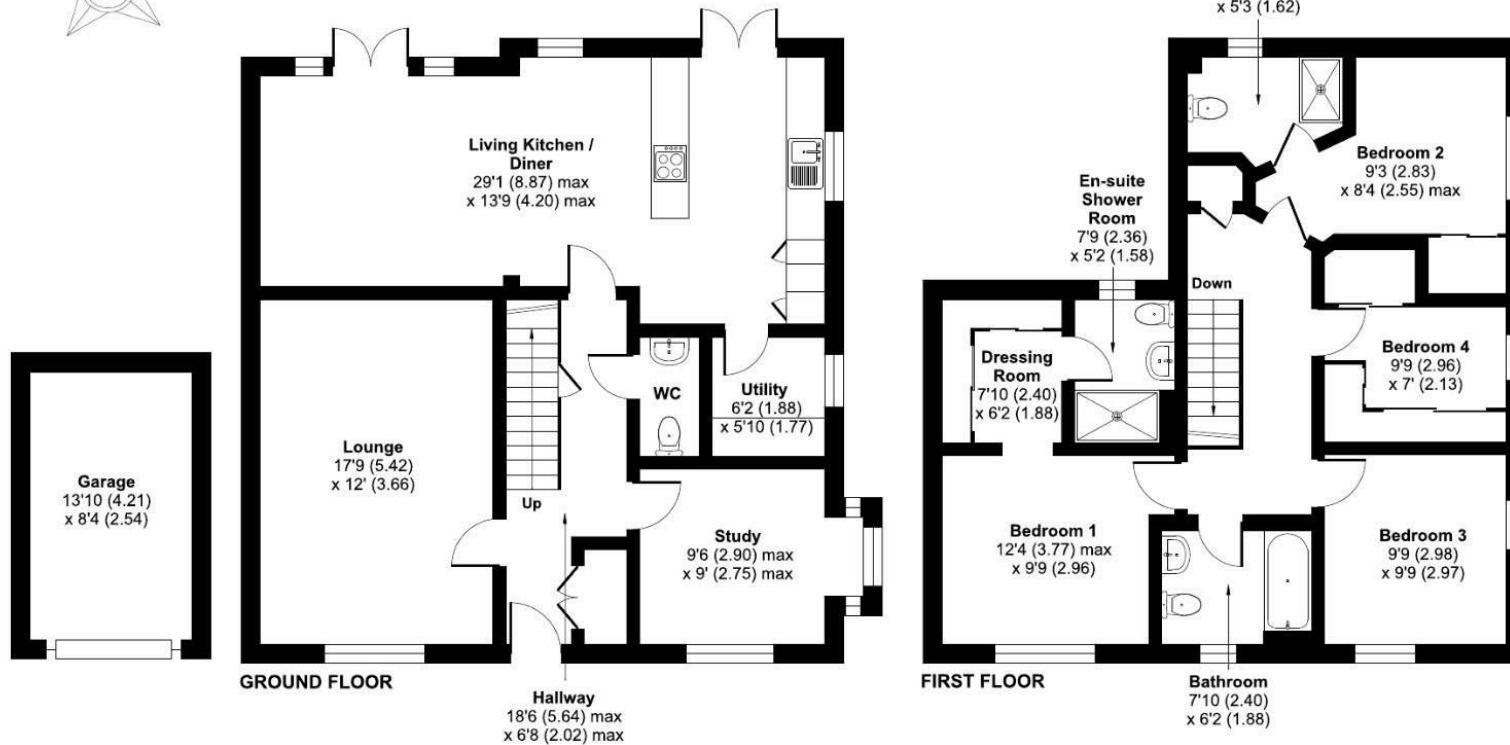






Approximate Area = 1599 sq ft / 148.5 sq m
 Garage = 115 sq ft / 10.6 sq m
 Total = 1714 sq ft / 159.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1269119



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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		
England & Wales EU Directive 2002/91/EC		

