



Larkwood House, 12d Ayston Road, Uppingham, Rutland, LE15 9RL
Guide Price £550,000



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Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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A beautifully presented contemporary four-bedroom detached house, featuring a detached garage, secure gated off-road parking, and professionally landscaped gardens of generous proportions. The property offers spacious and stylish accommodation throughout and is ideally situated within a highly sought-after residential area on the edge of the historic market town of Uppingham.

** 2 Reception Rooms * Living Kitchen * Utility Room * WC * 4 Large Double Bedrooms * 2 Bath/Shower Rooms **



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Larkwood House is 16 years old and has been extended to provide well planned, stylishly appointed accommodation with an array of good quality fixtures and fittings. Benefiting from gas central heating and double glazing throughout, the energy efficient accommodation is arranged over three storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, generously proportioned Living Room with elegant fireplace and bi-fold doors opening to garden, separate Dining Room, Utility Room, WC, Inner Hall, superb shaker-style Living Kitchen; **FIRST FLOOR:** three good-size Double Bedrooms, Family Bathroom; **SECOND FLOOR:** Study Area, Master Suite of large Bedroom and Shower Room.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed front entrance door, designer-style upright radiator, attractive tiled floor, Velux window.

Living Room 6.71m x 3.53m (22'0" x 11'7")

Generously proportioned, open-plan reception room featuring an elegant fireplace housing coal-effect gas fire, two designer-style upright radiators, two Velux windows, bi-fold doors giving access to privately enclosed front garden.

Dining Room 3.10m x 2.64m (10'2" x 8'8")

Radiator, window to front.

Utility Room 3.43m max x 2.69m (11'3" max x 8'10")

Fitted wood-effect worktop with attractive tiled splashback and inset sink with mixer tap above, high-gloss, soft-close base cupboard and matching eye-level wall cupboards above. Undercounter space and plumbing for washing machine, two further undercounter appliance spaces, wall-mounted Baxi Platinum combi boiler (4 years old).

Tiled floor with underfloor heating, internal door to WC, double-glazed external door to side.

WC 1.07m x 1.60m (3'6" x 5'3")

White suite of low-level WC and pedestal hand basin, attractive tiles to part of walls, tiled floor with underfloor heating.

Inner Hall

Radiator, door to Kitchen, stairs to first floor.

Living Kitchen 4.80m max x 5.69m (15'9" max x 18'8")

The stunning, open-plan kitchen is fitted to a high standard in contemporary shaker style and features quartz work surfaces with matching upstand and splashbacks, inset sink with hot water tap and grooved drainer, breakfast bar area, base cupboard and drawer units, wall cupboards and built-in seating area framed by further matching storage.

Integrated appliances comprise Bosch dishwasher, wine cooler and extractor hood (above space for range-style cooker). There is space and plumbing for American-style fridge-freezer framed by cupboards.

Tiled floor, large designer-style horizontal radiator. recessed ceiling spotlights, window and French doors to rear garden.

FIRST FLOOR

Landing

Radiator, stairs leading to second floor, window to rear.

Bedroom Two 3.76m max x 5.94m max (12'4" max x 19'6" max)

Two radiators, window and French doors to Juliet balcony overlooking rear garden.

Bedroom Three 3.48m x 4.29m (11'5" x 14'1")

Radiator, window to front.

Bedroom Four 3.48m x 3.56m (11'5" x 11'8")

Radiator, window to front.

Family Bathroom

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

Fully tiled splashbacks, chrome heated towel rail, tiled floor, recessed ceiling spotlights.

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SECOND FLOOR

Study Area 3.30m max x 2.69m (10'10" max x 8'10")

Recessed ceiling spotlights, dual-aspect windows to front and rear, door to Master Suite.

Master Bedroom 5.18m x 4.98m max (17'0" x 16'4" max)

Radiator, small eaves storage cupboard, recessed ceiling spotlights, dual-aspect windows to front and rear.

There is a concealed wardrobe space behind the bed (on both sides).

En-suite Shower Room 2.36m x 1.73m (7'9" x 5'8")

White suite of low-level WC and pedestal hand basin with mixer tap, corner shower cubicle with Mira shower, fully tiled splashbacks, chrome heated towel rail, tiled floor, recessed ceiling spotlights, Velux window to rear.

OUTSIDE

The property is accessed via an electric gate (shared with the neighbouring property) which leads to an area of gated off-road parking for several vehicles and detached Garage.

From the driveway, an iron hand gate with outside lighting leads into the fully enclosed front garden.

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

Detached Garage 3.05m x 5.08m (10'0" x 16'8")

Light and power, heating, electric roller door to front, personnel door to enclosed front garden.

Loft Storage (above Garage) 2.57m x 5.11m (8'5" x 16'9")

Front Garden

The front garden has been attractively landscaped to include a sunken sandstone-paved patio immediately accessed off Living Room, an area of shaped artificial lawn with space for a water feature, further seating area at the top of the garden (adjoining Garage).

Rear Garden

The fully enclosed rear garden enjoys a south-easterly aspect and has been arranged to feature a sandstone-paved patio area running the width of the rear elevation, artificial lawn with adjoining well-stocked raised borders and an ornamental pond. Within the rear garden, there are 2 cold water taps, a hot water tap and multiple power points.

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:

EE - good outdoor and in-home

O2 - good outdoor

Three - good outdoor, variable in-home

Vodafone - variable outdoor

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.

COUNCIL TAX

Band E

Rutland County Council, Oakham 01572-722577

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

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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 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.

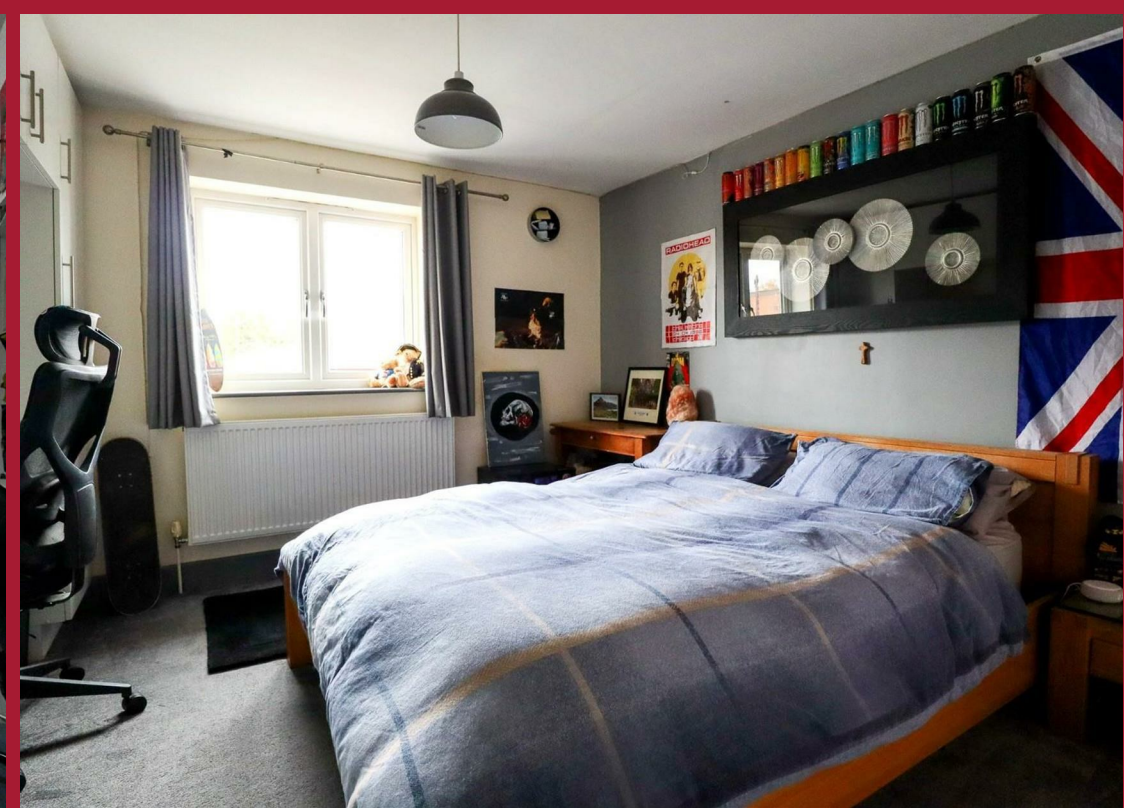
Money Laundering Regulations 2003

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.





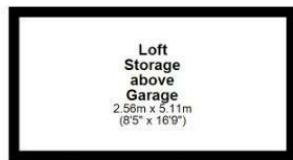
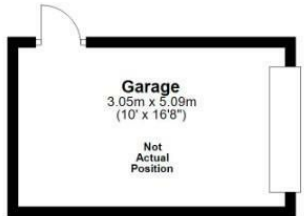
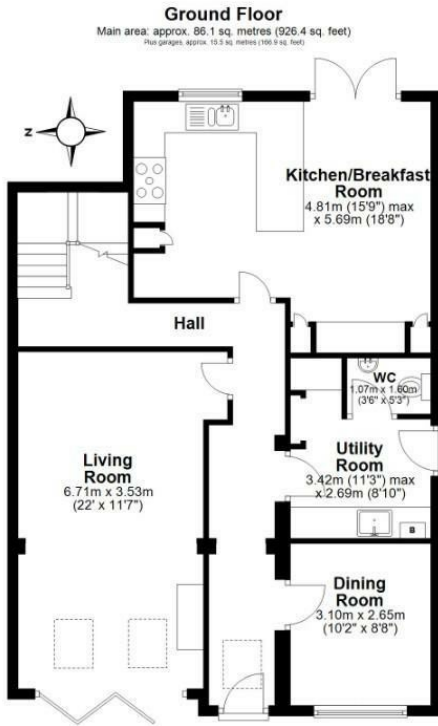






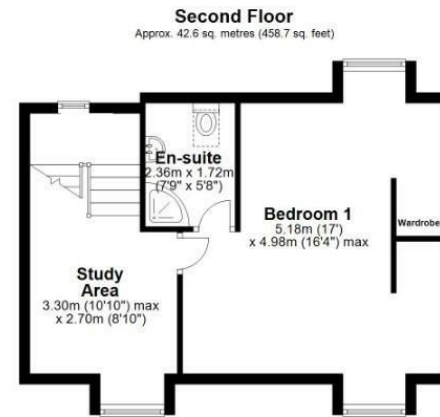






Main area: Approx. 190.8 sq. metres (2053.5 sq. feet)
Plus garages, approx. 28.6 sq. metres (307.7 sq. feet)

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		
	78	84

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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