29 Stockerston Crescent, Uppingham, Rutland, LE15 9UA

Guide Price £345,000

MURRAY

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29 Stockerston Crescent, Uppingham, Rutland, LE15 9UA
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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Beautifully presented semi-detached bungalow with ample off-road parking and immaculately maintained, landscaped gardens situated within a popular, established residential area on the edge of the historic market town of Uppingham.

** Sitting Room * Garden Room * Open-plan Kitchen & Dining Area * Utility/WC * 2 Double Bedrooms * Bathroom **

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Benefiting from gas central heating and full double glazing, the accommodation features good quality fixtures and fittings throughout, including a modern, open-plan shaker-style kitchen/diner and stylishly refitted urban-style bathroom.

The tastefully appointed interior briefly comprises Entrance Hall, Sitting Room with feature fireplace, open-plan Kitchen and Dining Area, modern Utility/WC, Garden Room, two double Bedrooms and contemporary Bathroom with separate walk-in shower area.

The property is available with NO CHAIN.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
Double-glazed front entrance door, radiator, meter cupboard, hatch providing access to an insulated, boarded loft space, complete with loft ladder and two Velux windows.

Sitting Room 4.50m x 3.81m (14'9" x 12'6")
AGA log-burner set in feature stone-effect surround with matching raised hearth, radiator, parquet floor, picture window to front, door to Dining Area.

Dining Area 3.02m x 3.07m (9'11" x 10'1")
Built-in airing cupboard housing Vaillant gas boiler, storage cupboard, radiator, tiled floor, opening to Kitchen.

Kitchen 2.92m x 4.04m (9'7" x 13'3")
Refitted in modern shaker style with excellent range of good quality units incorporating wooden work surfaces, inset 1.5-bowl single drainer ceramic sink with mixer tap, ample base cupboards and drawers with small LED lights to kickboards and matching eye-level wall cupboards. Integrated appliances comprise Lamona dishwasher, Neff electric oven and four-ring gas hob with extractor hood above.

Space for upright fridge-freezer, metro tiles to splashbacks, tiled floor, recessed ceiling spotlights, window to rear with garden views, doors to Utility/WC and Garden Room.

Utility/WC 1.80m x 1.45m (5'11" x 4'9")
Fitted granite-effect worktop, inset circular stainless steel hand basin with mixer tap, base high-gloss cupboards and matching eye-level wall cupboards, undercounter space and plumbing for washing machine, fitted low-level WC.

Garden Room 3.86m x 3.25m max (12'8" x 10'8" max)
Radiator, tiled floor, glazed roof, picture windows and French doors with matching glazed side panels to rear garden.

Off Hallway:

Bedroom One 4.50m x 3.35m max (14'9" x 11'0" max)
Radiator, window to side.

Bedroom Two 3.02m x 3.35m (9'11" x 11'0")
Radiator, window to front.

Bathroom 2.41m x 2.64m max (7'11" x 8'8" max)
Stylishly refitted in contemporary style and featuring white suite comprising low-level WC, rectangular hand basin with black mixer tap set within vanity unit with storage beneath and double-ended panelled bath with central black mixer tap, walk-in shower area with floor drain, a black deluge shower above, a further black handheld shower attachment and black-grid sliding shower door, black ladder-style towel radiator, tiled walls, tiled floor, spotlights with dimmer switch and extractor fan.

OUTSIDE

Front Garden
The open-plan front garden has been attractively landscaped for ease of maintenance and features a shaped, paved driveway providing off-road parking for up to three vehicles and adjoining blue-chipping terrace with inset specimen trees.

Rear Garden
The meticulously maintained, fully enclosed rear garden has been arranged to include a paved seating

area, adjacent raised pond with rockery and water feature and shaped lawn with colourful borders.

Within the garden, there is a detached Workshop and a large Shed.

Workshop 2.72m x 2.67m (8'11" x 8'9")
Brick-built construction with light and power, window and door to rear garden.

Large Shed
Light and power connected.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability:
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor and in-home
Three - good outdoor
Vodafone - good 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.

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.

COUNCIL TAX BAND
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.

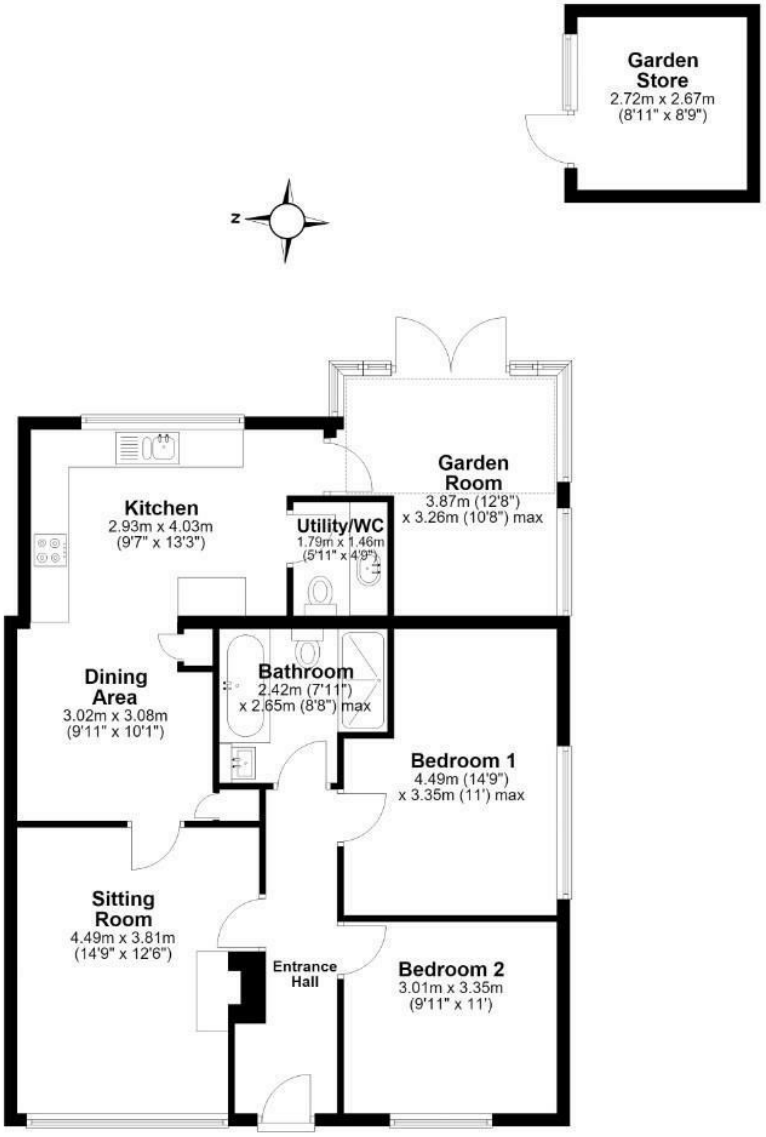
Money Laundering Regulations 2003

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.

Ground Floor

Main area: approx. 93.2 sq. metres (1003.2 sq. feet)

Plus outbuildings, approx. 7.3 sq. metres (78.1 sq. feet)



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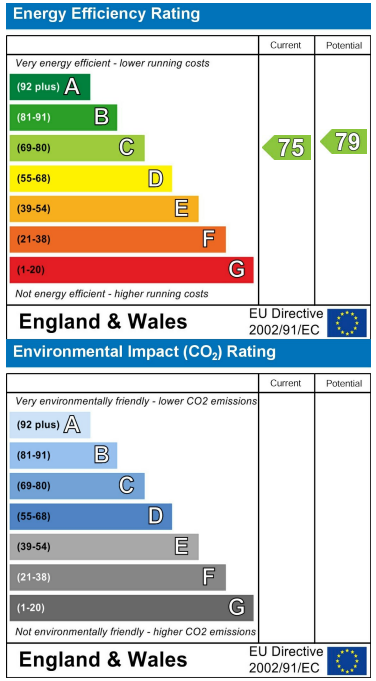
This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.



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