



8 Lime Tree Avenue, Uppingham, Rutland, LE15 9SS
Offers In Excess Of £425,000



Chartered Surveyors & Estate Agents

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8 Lime Tree Avenue, Uppingham, Rutland, LE15 9SS

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Extended, detached modern house with ample off-road parking and landscaped south-facing rear garden situated in a sought-after residential area of the historic market town of Uppingham.

The property offers tastefully presented, flexible family accommodation which features a superb, open-plan living kitchen/diner with modern shaker-style units and range-style cooker.

The interior benefits from gas central heating and full double glazing and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room with log-burning stove, Living Kitchen/Diner, Utility Room, Study/Bedroom Five with en-suite Shower Room;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

Early viewing is recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door with leaded light, radiator, laminate flooring, stairs leading to first floor.

Sitting Room 5.72m x 3.48m max (18'9" x 11'5" max)

Log-burning stove set in feature dressed stone fireplace, radiator, recessed ceiling spotlights, dual-aspect windows to front and side, door to Living Kitchen/Diner.

Open-plan Living Kitchen/Diner 5.46m x 5.72m max (17'11" x 18'9" max)

A contemporary, light and airy space, a true hub of this family home, featuring excellent range of modern shaker-style units incorporating wooden work surfaces with metro tiled to splashbacks, Belfast sink with mixer tap, Beko range-style cooker with seven-rings gas hob and extractor hood above, ample base cupboards and drawers, integrated dishwasher, eye-level wall cupboards and matching purpose-built recess for American-style fridge-freezer.

Two radiators, access to understairs Pantry, laminate flooring, recessed ceiling spotlights, two Velux windows, three dual-aspect windows with plantation shutters to side and rear, French doors giving access to paved patio area and rear garden beyond.

Study/Bedroom Five 4.42m max x 2.46m max (14'6" max x 8'1" max)

Radiator, window with plantations blinds to front.

En-suite Shower Room 3.02m max x 2.36m max (9'11" max x 7'9" max)

Appointed with low-level WC, rectangular hand basin with mixer tap set in wall-mounted vanity unit with

tiled splashback and drawers beneath and shower cubicle with dual-head Grohe shower and tiled surround.

Chrome heated towel rail, recessed ceiling spotlights, extractor fan, two windows to side, sliding door to Utility Room.

Utility Room 1.75m x 1.50m (5'9" x 4'11")

Fitted wood-effect worktop with inset single drainer stainless steel sink and metro tiles to splashback, base cupboard and two appliance spaces beneath (one of them with plumbing for washing machine), matching eye-level cupboards, one of them housing wall-mounted Worcester gas central heating boiler, external double-glazed door to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder and pine slatted shelving, radiator, loft access hatch.

Bedroom One 3.68m x 3.56m (12'1" x 11'8")

Radiator, window to front.

En-suite Shower Room 1.50m x 3.56m (4'11" x 11'8")

White suite comprising low-level WC and pedestal hand basin with mixer tap with tiled splashback, shower enclosure with Mira power shower and tiled surround, column radiator with towel rail, shaver point, window to front.

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Bedroom Two 3.20m x 2.49m (10'6" x 8'2")

Radiator, window overlooking rear garden.

Bedroom Three 2.18m x 2.59m (7'2" x 8'6")

Radiator, window overlooking rear garden.

Bedroom Four 3.20m x 2.06m max (10'6" x 6'9" max)

Radiator, window overlooking rear garden.

Family Bathroom 2.11m x 1.73m (6'11" x 5'8")

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower attachment and Triton power shower above.

Column radiator with towel rail, tiled walls, shaver point, window to side.

OUTSIDE

Front Garden

The property's open-plan frontage is mainly block paved to provide ample off-road parking.

A hand gate to the side of the house leads to the rear garden.

Rear Garden

The fully enclosed rear garden enjoys a southerly aspect and has been landscaped to include a shaped paved patio area immediately to the rear of the house, pathway flanked by lawns with deep, colourful borders and a decorative pond with rockery at the top of the garden.

There is a log store to the side of the house.

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, variable in-home
O2 - good outdoor
Three - good outdoor
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.

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 D
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.

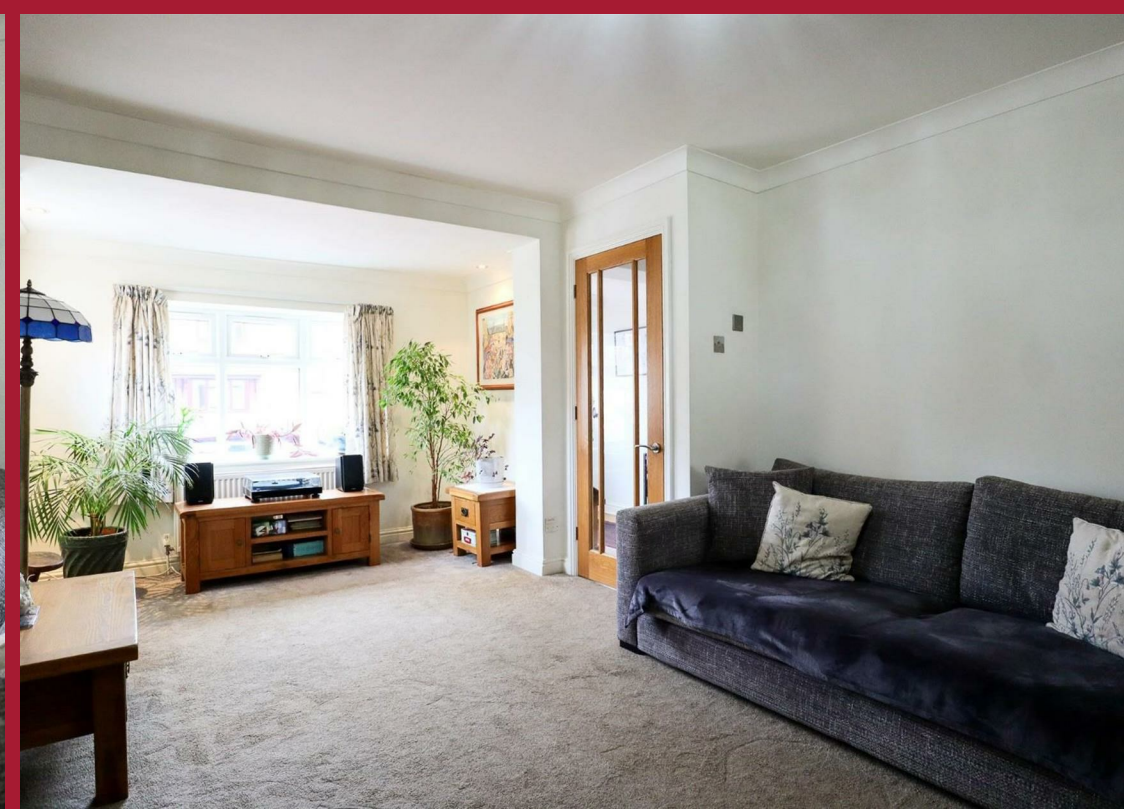
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.









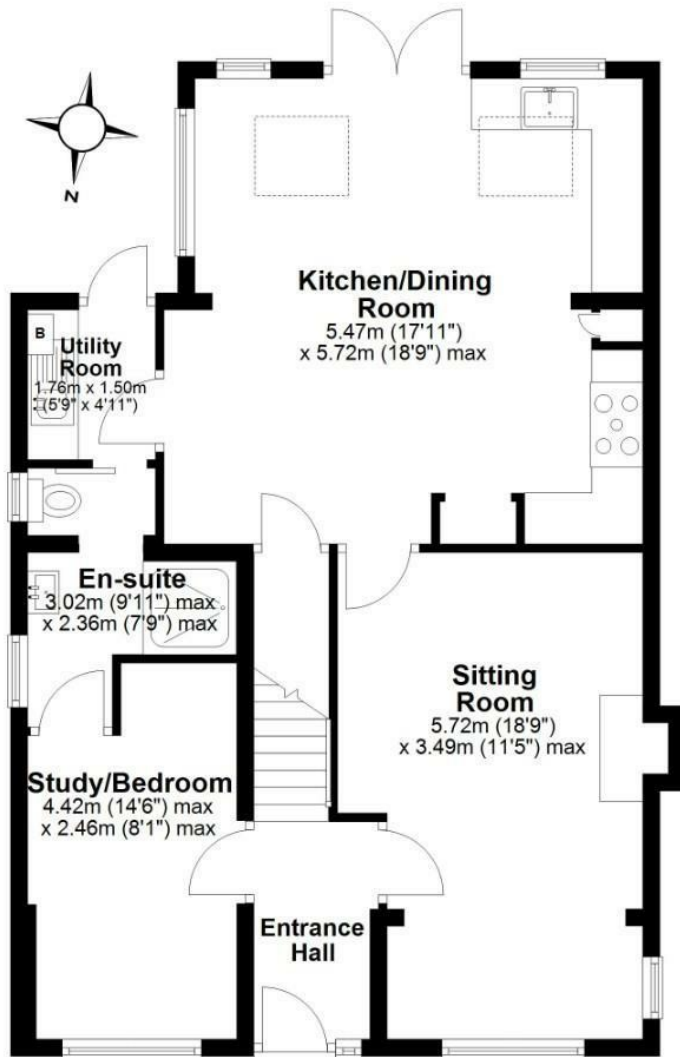




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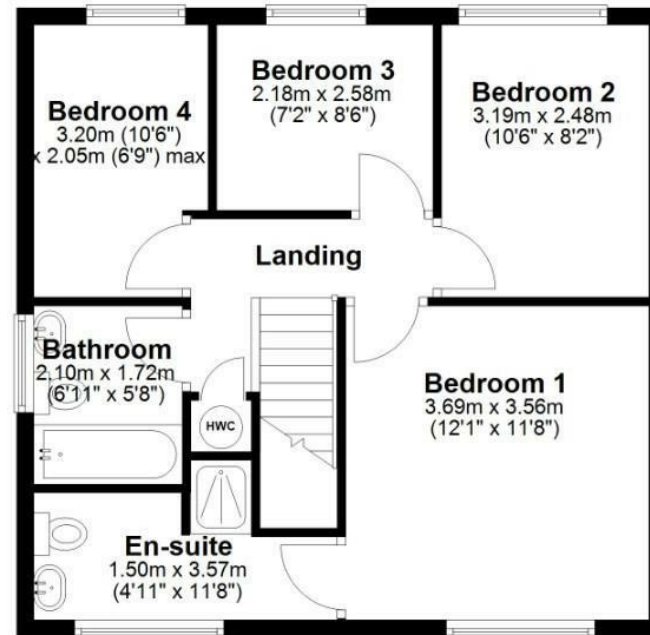
Ground Floor

Approx. 75.7 sq. metres (814.7 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 126.4 sq. metres (1360.2 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		83
(69-80) C	72	
(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 (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