



**37 Willow Close, Uppingham, Rutland, LE15 9RD**  
**Guide Price £180,000**



Chartered Surveyors & Estate Agents

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**37 Willow Close, Uppingham, Rutland, LE15 9RD**

**Tenure: Freehold**

**Council Tax Band: B (Rutland County Council)**



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## DESCRIPTION

Well-maintained middle-terrace house with an off-road parking space and enclosed, hard-landscaped rear garden situated in a popular area of the town within easy walking distance of the centre and most facilities.

Benefiting from electric central heating, full double glazing and new carpets, the accommodation briefly comprises:

GROUND FLOOR: Entrance Lobby, Sitting Room, Breakfast Kitchen; FIRST FLOOR: two Bedrooms, Bathroom.

The property is available with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

UPVC double-glazed entrance door, archway to Living Room.

#### Sitting Room 4.01m x 3.99m (13'2" x 13'1")

Radiator, staircase to first floor, archway to Breakfast Kitchen, window to front.

#### Breakfast Kitchen 2.79m x 3.99m (9'2" x 13'1")

Range of modern fitted units incorporating wood-effect work surfaces, inset sink, base cupboards and drawers, matching eye-level wall cupboards, fitted

stainless steel extractor hood. Undercounter space and plumbing for washing machine, space for upright fridge-freezer.

Included in the sale is freestanding Belling cooker.

Radiator, tiled splashbacks, window and double-glazed external door to rear garden.

### FIRST FLOOR

#### Landing

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

#### Bedroom One 3.89m incl wardrobes x 3.99m max (12'9" incl wardrobes x 13'1" max)

Range of built-in bedroom furniture (wardrobes and drawers), radiator, window to front.

#### Bedroom Two 2.92m x 2.11m (9'7" x 6'11")

Radiator, window to rear.

#### Bathroom 1.88m x 1.78m (6'2" x 5'10")

Modern white suite comprising low-level WC, pedestal hand basin and panelled bath with Triton shower above and glass screen. Chrome heated towel rail, tiled walls, tiled floor, extractor fan.

### OUTSIDE

#### Parking

The property includes an off-road parking space (at rear).

## Garden

The fully enclosed rear garden is hard-landscaped for ease of maintenance.

A hand gate gives access to the parking area at rear.

## Integral Store

To the front of the property.

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Electric heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
EE - good outdoor and in-home  
O2 - variable 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.

## 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

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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 B

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.

### **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.

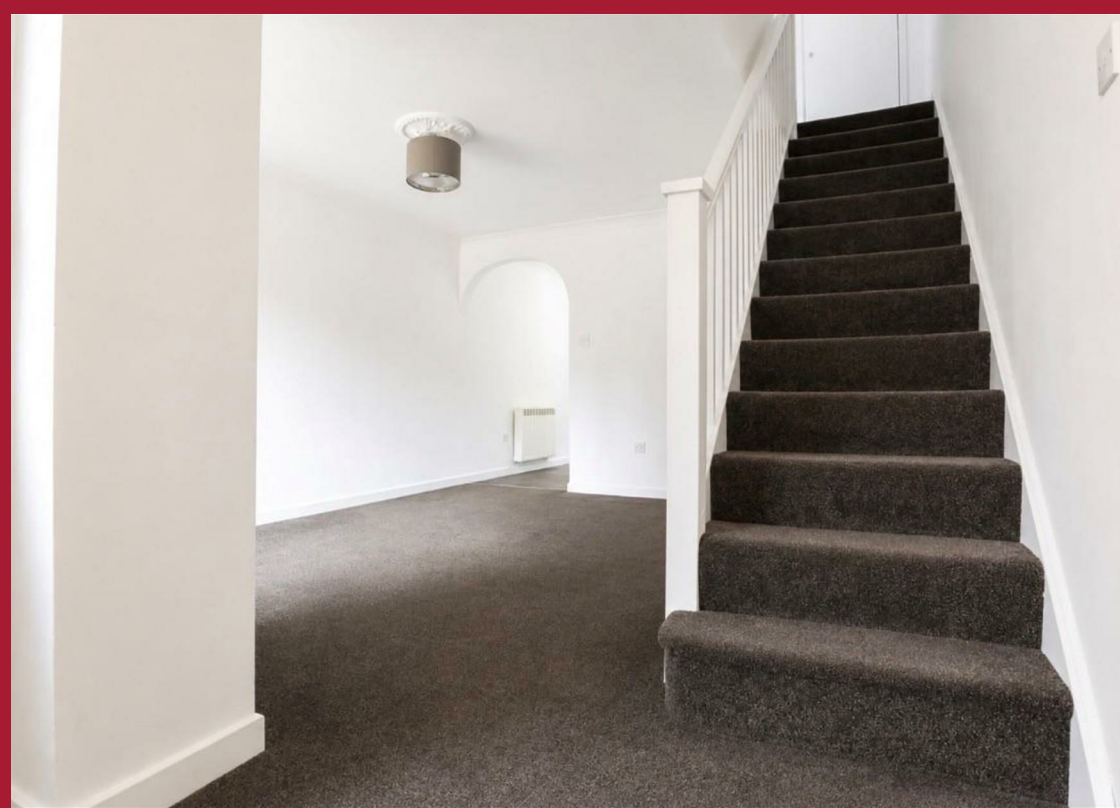
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.

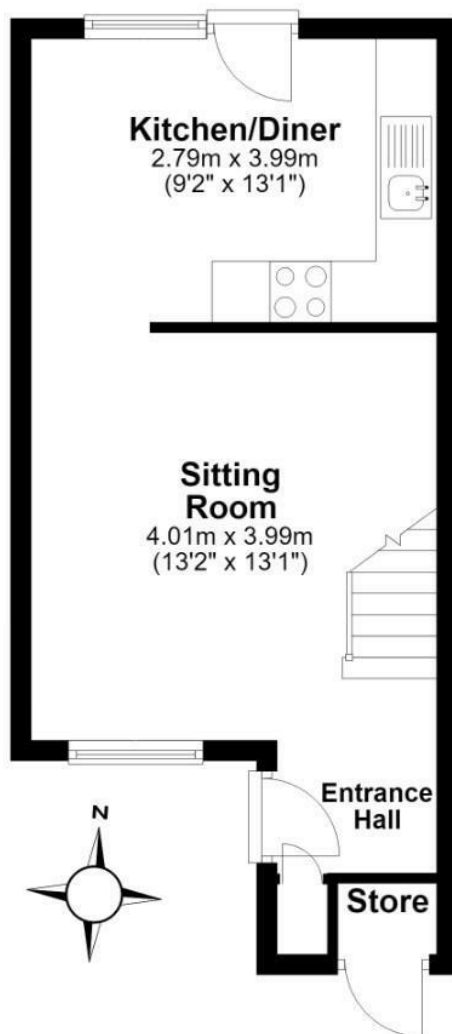






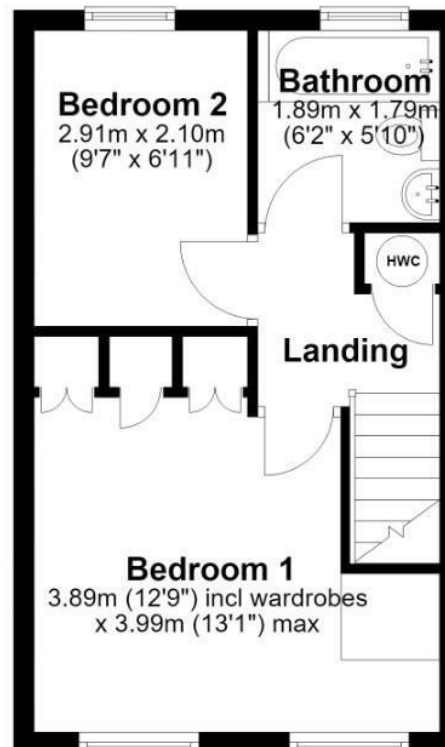
## Ground Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



## First Floor

Approx. 27.5 sq. metres (296.4 sq. feet)



Total area: approx. 58.4 sq. metres (628.3 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.



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| 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                     |         |           |
|                                                                 |         | 74        |
|                                                                 | 48      |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
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| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |