



**15 Poplar Close, Uppingham, Rutland, LE15 9RQ**  
**Guide Price £395,000**



Chartered Surveyors & Estate Agents

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**15 Poplar Close, Uppingham, Rutland, LE15 9RQ**  
**Council Tax Band: D (Rutland County Council)**  
**Tenure: Freehold**



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## DESCRIPTION

Recently refurbished and immaculately presented detached bungalow occupying a good-size plot with double garage, ample off-road parking and mature garden set in one of Uppingham's most sought-after residential locations.

The property occupies a pleasant cul-de-sac position and has a non-overlooked rear garden.

The accommodation benefits from gas-fired central heating system and replacement double glazing and briefly comprises Entrance Hall, open-plan Lounge/Diner, modern shaker-style Kitchen, Inner Hall, three Double Bedrooms and contemporary Shower Room.

The property is offered for sale with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall 1.32m x 3.15m into cupboard (4'4" x 10'4" into cupboard)**

Radiator, built-in cupboard with hanger rail, window to rear, internal door leading to Lounge.

### Open-plan Lounge/Diner:

**Lounge 5.72m x 3.73m (18'9" x 12'3")**

Feature contemporary fireplace, radiator, large bow window to front.

**Dining Area 3.05m x 2.57m (10'0" x 8'5")**

Radiator, tiled floor, window to front.

**Kitchen 3.48m x 2.57m (11'5" x 8'5")**

Refitted with range of attractive, modern units incorporating marble-effect work surfaces with metro tiles to splashbacks, inset single drainer sink with mixer tap, shaker-style base cupboards and drawers and matching wall cupboards. Included in the sale are Belling cooker with double electric oven and induction hob, Bosch washing machine and feature retro-style Smeg fridge-freezer.

Baxi gas central heating boiler (in cupboard), tiled floor, recessed ceiling spotlights, window to side, external door giving access to garden.

### Inner Hall

Built-in airing cupboard, loft access hatch.

**Bedroom One 3.96m incl wardrobe x 3.71m (13'0" incl wardrobe x 12'2")**

Built-in double wardrobe with integral hanger rail and top boxes, radiator, window to rear overlooking private garden.

**Bedroom Two 2.95m incl wardrobe x 2.79m (9'8" incl wardrobe x 9'2")**

Built-in double wardrobe with integral hanger rail and shelves, radiator, window to side.

**Bedroom Three 2.57m x 2.64m (8'5" x 8'8")**

Radiator, window to rear overlooking private garden, French door opening to paved patio area.

**Shower Room 2.84m x 1.70m (9'4" x 5'7")**

Refitted with contemporary suite comprising rectangular hand basin with mixer tap set in vanity unit with cupboards beneath, low-level WC and double walk-in shower enclosure with mermaid board to splashbacks and Mira shower. Radiator, tiled floor, recessed ceiling spotlights, extractor fan.

## OUTSIDE

**Detached Double Garage 5.08m x 4.88m (16'8" x 16'0")**

Light and power, two up-and-over doors.

### Front Garden

The open-plan front garden is laid mainly to lawn bounded by borders stocked with shrubs and bushes.

A long gravelled driveway leads to the garage and provides off-road parking for at least three vehicles.

A paved pathway to one side of the bungalow links front and rear of the property.

### Rear Garden

The rear garden is fully enclosed by timber fencing and enjoys a private aspect. The garden is laid mainly to lawn flanked by a variety of shrubs and bushes and features a large paved patio area.

## SERVICES

Mains electricity

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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.

### 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

Enquiries to 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

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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.

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.

Money Laundering Regulations 2003











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Total area: approx. 108.0 sq. metres (1162.4 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) <b>A</b>                                              | <b>65</b> | <b>81</b>                                                                                                     |
| (81-91) <b>B</b>                                                |           |                                                                                                               |
| (69-80) <b>C</b>                                                |           |                                                                                                               |
| (55-68) <b>D</b>                                                |           |                                                                                                               |
| (39-54) <b>E</b>                                                |           |                                                                                                               |
| (21-38) <b>F</b>                                                |           |                                                                                                               |
| (1-20) <b>G</b>                                                 |           |                                                                                                               |
| Not energy efficient - higher running costs                     |           |                                                                                                               |
| <b>England &amp; Wales</b>                                      |           | 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) <b>A</b>                                              |           |                                                                                                               |
| (81-91) <b>B</b>                                                |           |                                                                                                               |
| (69-80) <b>C</b>                                                |           |                                                                                                               |
| (55-68) <b>D</b>                                                |           |                                                                                                               |
| (39-54) <b>E</b>                                                |           |                                                                                                               |
| (21-38) <b>F</b>                                                |           |                                                                                                               |
| (1-20) <b>G</b>                                                 |           |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                                                                                                               |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC  |