



33 Stockerston Crescent, Uppingham, Oakham, LE15 9UA
Offers Over £325,000



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33 Stockerston Crescent, Uppingham, Oakham, LE15 9UA

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Extended semi-detached bungalow offering well-maintained accommodation and occupying a generously-sized plot with off-road parking and enclosed rear garden within an established residential area on the edge of the historic market town of Uppingham.

Benefiting from gas-fired central heating, double glazing and alarm system, the property features a refitted kitchen and en-suite wet room. The interior can be summarised as follows:

Entrance Porch, Hallway, Sitting Room, Dining Room, refitted Kitchen, Conservatory, three Double Bedrooms, two of them sharing a Jack-and-Jill Wet Room, Family Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Double-glazed entrance door, access to Hallway.

Hallway

Radiator, built-in cupboard, Study Area, loft access hatch.

Sitting Room 4.42m x 3.94m max (14'6" x 12'11" max)

Electric fire set within feature surround, radiator, two side-by-side windows to front, archway to Dining Room.

Dining Room 2.97m x 3.20m max (9'9" x 10'6" max)

Two built-in storage cupboards, radiator, archway to Kitchen.

Kitchen 3.23m x 3.96m (10'7" x 13'0")

Refitted with excellent range of contemporary units incorporating granite-effect work surfaces with upstand, inset sink with mixer tap, ample soft-close, high-gloss base cupboards and drawers, matching eye-level wall cupboards and central island unit with further storage.

Integrated appliances comprise eye-level Neff electric oven and Neff induction hob. There is undercounter space with plumbing for washing machine and space for American-style fridge-freezer.

Tiled floor, sliding doors to Conservatory.

Conservatory 2.39m x 4.42m max (7'10" x 14'6" max)

Picture windows overlooking rear garden, external door to garden.

Off Hallway:

Bedroom One 4.47m incl wardrobes x 3.33m (14'8" incl wardrobes x 10'11")

Three modern fitted double wardrobes, radiator, window to side, sliding door to en-suite Shower Room.

En-suite Wet Room 1.63m x 1.75m (5'4" x 5'9")

White suite of low-level WC and pedestal hand basin with mixer tap, shower area with floor drain, deluge shower above and a further hand-held shower head, fully tiled walls, tiled floor, chrome heated towel rail, recessed ceiling spotlights, extractor fan.

Bedroom Two 3.20m x 4.19m (10'6" x 13'9")

Fitted double and single wardrobes, radiator, two windows to rear, sliding door to en-suite Wet Room.

Bedroom Three 2.95m x 3.33m (9'8" x 10'11")

Radiator, window to front.

Bathroom 2.24m x 2.16m (7'4" x 7'1")

Three-piece suite comprising low-level WC, pedestal hand basin and panelled bath with Triton shower above, fully tiled splashbacks, tiled floor, heated towel rail, extractor fan, window to rear.

OUTSIDE

Front Garden

The property's open-plan frontage has been landscaped to include a paved double-width driveway providing off-road parking for several vehicles. The driveway is flanked by a deep, well-stocked, colourful border.

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Rear Garden

The fully enclosed rear garden is mainly laid to lawn.

Outside tap.

Ex-Garage

The single garage (in the rear garden) has been converted to provide two useful stores as follows:

Store Room (1) 2.46m x 2.54m (8'1" x 8'4")

Light and power, up-and-over door to front.

Store Room (2) 2.79m x 2.54m (9'2" x 8'4")

Light and power, window and door to rear garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability:

Mobile signal availability:

EE -

O2 -

Three -

Vodafone -

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

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

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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.

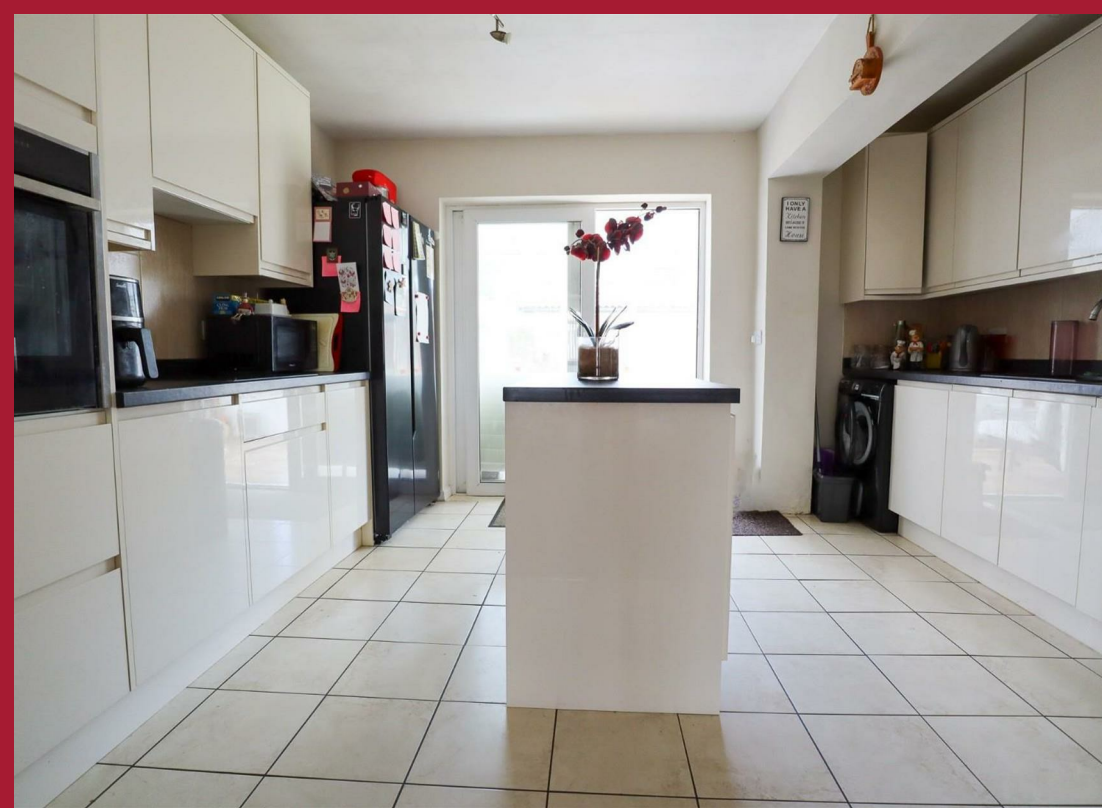
6. The information in these particulars is given

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

Main area: approx. 114.4 sq. metres (1231.9 sq. feet)
Plus outbuildings, approx. 13.6 sq. metres (146.0 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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