

21 Goldfinch Road, Uppingham, Rutland, LE15 9UJ
No Onward Chain £425,000

MURRAY
Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

21 Goldfinch Road, Uppingham, Rutland, LE15 9UJ
Tenure: Freehold
Council Tax Band: E (Rutland County Council)

MURRAY
Chartered Surveyors & Estate Agents

DESCRIPTION
A contemporary detached property with a single garage, ample off-road parking and enclosed rear garden situated in a pleasant cul de sac within easy access of the Uppingham town centre and its amenities.

The property has been extended and offers spacious, versatile family accommodation presented in excellent decorative order throughout. The accommodation benefits from gas central heating and full double glazing and features good quality fixtures and fittings including stylish kitchen, bathroom, en-suite shower room and cloakroom.

The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, open-plan Living/Dining Room, Kitchen, Utility Room; FIRST FLOOR: Master Bedroom with refitted en-suite Shower Room, three further Bedrooms, refitted Family Bathroom.

The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

GROUND FLOOR
The main entrance to the property is from the side elevation with double glazed door leading to:

Entrance Hall
Radiator, ornate tiled floor, galleried stairs with turned spindles leading to first floor, double doors to Sitting Room.

Cloakroom/WC
Contemporary white suite comprising low level WC and rectangular hand basin with fitted splashback and corner mixer tap set in vanity unit with storage beneath, ornate tiled floor, extractor fan.

Sitting Room 5.84m x 4.08m (19'1" x 13'4")
Spacious, dual aspect reception room featuring living flame gas fire set in dressed stone effect fireplace, two radiators, bay window to front and window to side.

Off Entrance Hall:

Inner Lobby
Understairs cupboard, door to Utility Room, archway to Living/Dining Room.

Utility Room 2.44m x 1.51m (8'0" x 4'11")
Useful ancillary space.

Open-plan Living/Dining Room 5.91m x 4.30m (19'4" x 14'1")
Another generously proportioned reception room with radiator, attractive fitted unit with storage and book shelves above, recessed ceiling spotlights, window to side elevation, French doors opening to rear garden and archway to Kitchen.

Kitchen 2.84m x 3.68m (9'3" x 12'0")
Fitted with excellent range of contemporary units incorporating granite effect work surfaces with grooved drainer and matching upstand, inset 1.5 bowl stainless steel sink with mixer tap, ample high gloss base cupboards and drawers and matching curved eye level wall cabinets. Integrated appliances comprise fridge-freezer, dishwasher, eye level electric double oven and gas hob with extractor hood above.

Kickspace heater, recessed ceiling spotlights, Velux window, window overlooking rear patio area.

FIRST FLOOR

Gallery-style Landing
Built-in airing cupboard, hand rail with tuned spindles, loft access hatch, window to side elevation.

Master Bedroom 3.46m x 4.01m (11'4" x 13'1")
Two fitted double wardrobes, radiator, window to front elevation.

En-suite Shower Room 2.54m x 1.89m (8'3" x 6'2")
Refitted in contemporary style to feature hand basin with mixer tap set in curved high gloss vanity unit with drawers beneath, corner shower cubicle with metro tiles to surround and low level WC. Metro tiles to half wall height, ornate tiled floor, chrome heated towel rail, window to side elevation.

Bedroom Two 3.58m x 3.30m (11'8" x 10'9")
Fitted double and single wardrobes, radiator, window to rear elevation.

21 Goldfinch Road, Uppingham, Rutland, LE15 9UJ
Tenure: Freehold
Council Tax Band: E (Rutland County Council)

MURRAY
Chartered Surveyors & Estate Agents

Bedroom Three 2.17m x 3.88m (7'1" x 12'8")
Radiator, dual aspect windows to side and rear elevations.

Bedroom Four 2.32m x 3.35m (7'7" x 10'11")
Radiator, dual aspect windows to front and side elevations.

Family Bathroom 2.54m x 1.89m (8'3" x 6'2")
Refitted with contemporary white suite comprising rectangular hand basin with mixer tap set in high gloss grey vanity unit with storage beneath, low level WC and double ended bath. Contrasting metro tiles to half wall height, ornate tiled floor, chrome heated heated towel rail, window to side elevation.

OUTSIDE
The property is accessed via tarmac driveway which provides off-road parking for up to three cars to the side and gives access to the garage.

Detached Single Garage
Light and power connected, up and over door, eaves storage.

Garden
To the front of the property, there is established laurel hedging bounded by metal railing.

The enclosed rear garden has been landscaped to include a private paved patio area and lawn with well stocked shrub borders.

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 E
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.

21 Goldfinch Road, Uppingham, Rutland, LE15 9UJ
Tenure: Freehold
Council Tax Band: E (Rutland County Council)

MURRAY
Chartered Surveyors & Estate Agents

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.













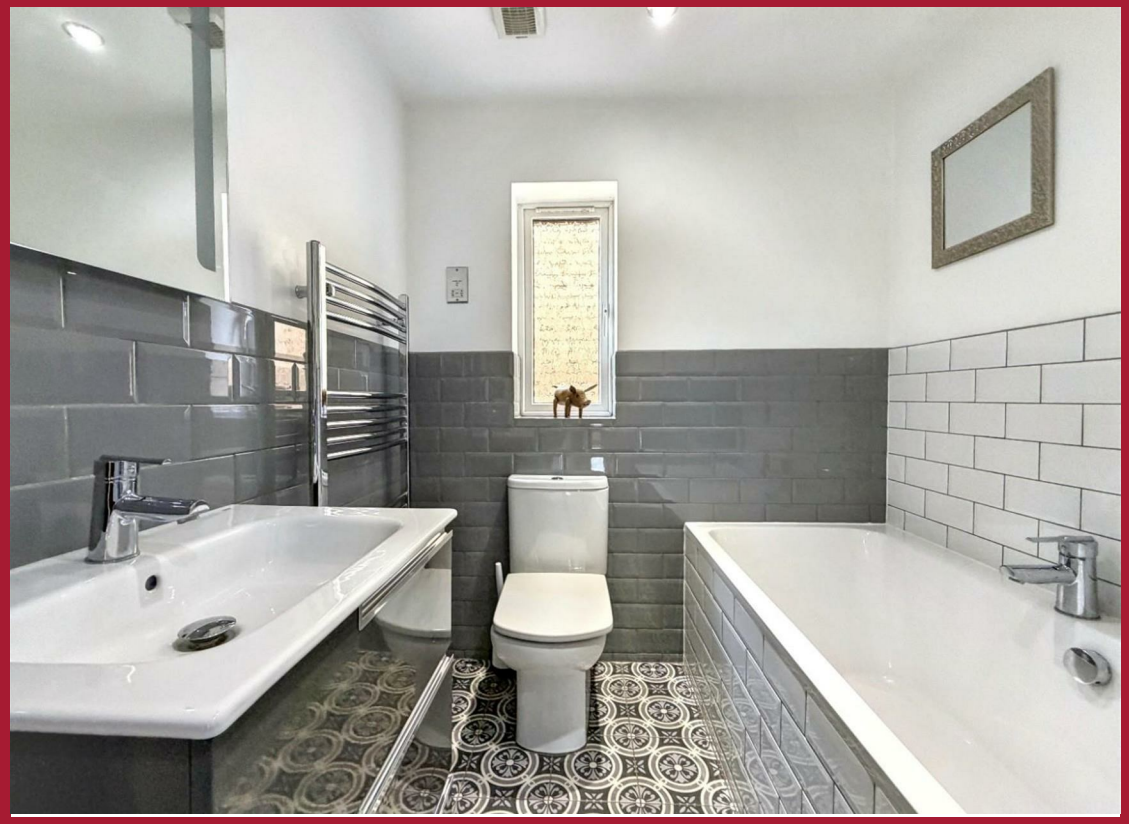















21









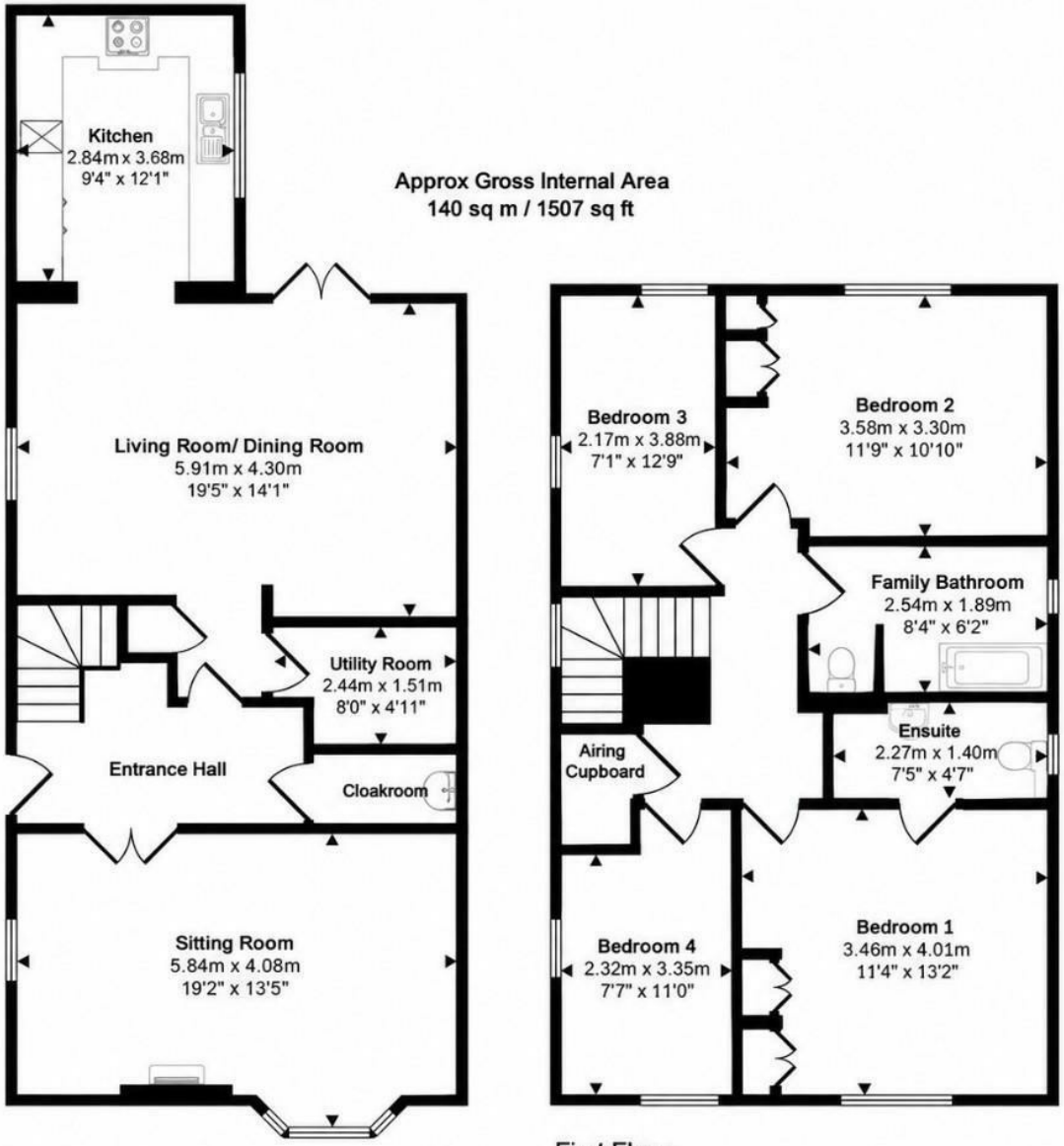




MURRAY

Chartered Surveyors & Estate Agents

Approx Gross Internal Area
140 sq m / 1507 sq ft



Ground Floor
Approx 75 sq m / 811 sq ft

First Floor
Approx 65 sq m / 696 sq ft

