



41 Ash Close, Uppingham, Rutland, LE15 9PJ
Offers In Excess Of £385,000



Chartered Surveyors & Estate Agents

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41 Ash Close, Uppingham, Rutland, LE15 9PJ
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Detached house with integral single garage, off-road parking and an attractively landscaped, tiered garden in a desirable cul-de-sac location on the edge of the historic market town of Uppingham.

The property offers a tastefully appointed family accommodation which benefits from gas-fired central heating boiler and full double glazing and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Living Room with feature fireplace, shaker-style Kitchen/Diner with wooden worktops, Study, WC;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further large Double Bedrooms, a further single Bedroom, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.85m x 3.86m (6'1" x 12'8")

UPVC double-glazed entrance door with leaded light, radiator, wood floor, Nest central heating thermostat, stairs leading to first floor.

Living Room 3.38m x 3.86m (11'1" x 12'8")

Elegant stone-effect fireplace housing living-flame gas fire, radiator, wood flooring, window to front.

Kitchen/Diner 3.30m x 5.36m (10'10" x 17'7")

Excellent range of attractive, modern fitted units featuring butcher block-style worktops with fitted splashbacks, inset single drainer sink with mixer tap, base cupboards and drawers, matching eye-level wall cupboards, tall larder cupboard and purpose-built recess for upright fridge-freezer.

Integrated appliances comprise Neff eye-level electric double oven and Neff induction hob with stainless steel extractor hood above. There is undercounter space and plumbing for dishwasher.

Understairs cupboard with plumbing for washing machine, radiator, tiled floor, window and French doors to rear garden.

Study 2.31m x 3.02m (7'7" x 9'11")

Radiator, tiled floor, window to rear.

WC 0.86m x 2.39m (2'10" x 7'10")

White low-level WC, radiator, tiled floor, fitted wall shelving, extractor fan.

FIRST FLOOR

Landing

Built-in airing cupboard, access to loft housing Worcester gas central heating boiler.

Master Bedroom 3.63m x 3.66m (11'11" x 12'0")

A well-proportioned double bedroom with two fitted double wardrobes, radiator and window overlooking rear garden.

En-suite Shower Room 1.68m x 2.26m (5'6" x 7'5")

Contemporary white suite comprising concealed-cistern WC and rectangular hand basin with mixer tap set in vanity unit with storage beneath, corner shower cubicle, fully tiled splashbacks, chrome heated towel rail, wood-effect laminate floor, recessed ceiling spotlights, shaver point, extractor fan, window to rear.

Bedroom Two 2.29m x 5.51m (7'6" x 18'1")

A large double bedroom with radiator, loft access hatch and window to front.

Bedroom Three 3.07m x 3.48m (10'1" x 11'5")

A good-size double bedroom with radiator and window to front.

Bedroom Four 2.26m x 2.29m (7'5" x 7'6")

Built-in storage cupboard with shelving, radiator, window to front.

Bathroom 2.29m x 2.39m (7'6" x 7'10")

White suite comprising low-level WC, pedestal hand basin with mixer tap and double-ended panelled bath with central mixer tap, Mira shower above and glass screen. Chrome heated towel rail, metro tiles to splashbacks, extractor fan, window to rear.

OUTSIDE

Integral Single Garage 2.39m x 4.24m (7'10" x 13'11")

Light and power, up-and-over door.

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Front Garden

The property is accessed via a block-paved driveway which leads to the garage and provides additional off-road parking. Adjoining the driveway is an open-plan area of lawn.

A hand gate to the side of the house links front and rear of the property.

Rear Garden

To the rear of the property there is a fully enclosed and non-overlooked tiered garden which has been attractively arranged on three levels and includes a paved patio running the width of the rear elevation.

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
O2 - good outdoor
Three - variable outdoor
Vodafone - poor to none 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.

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

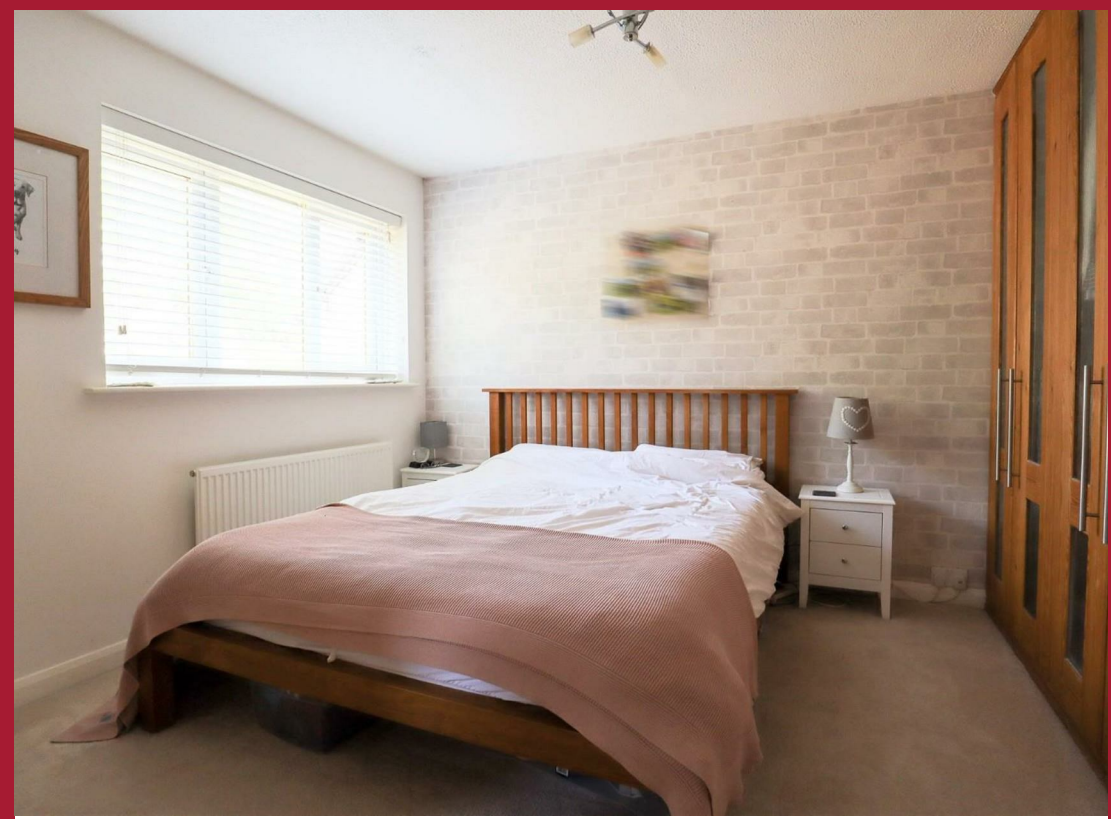
without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

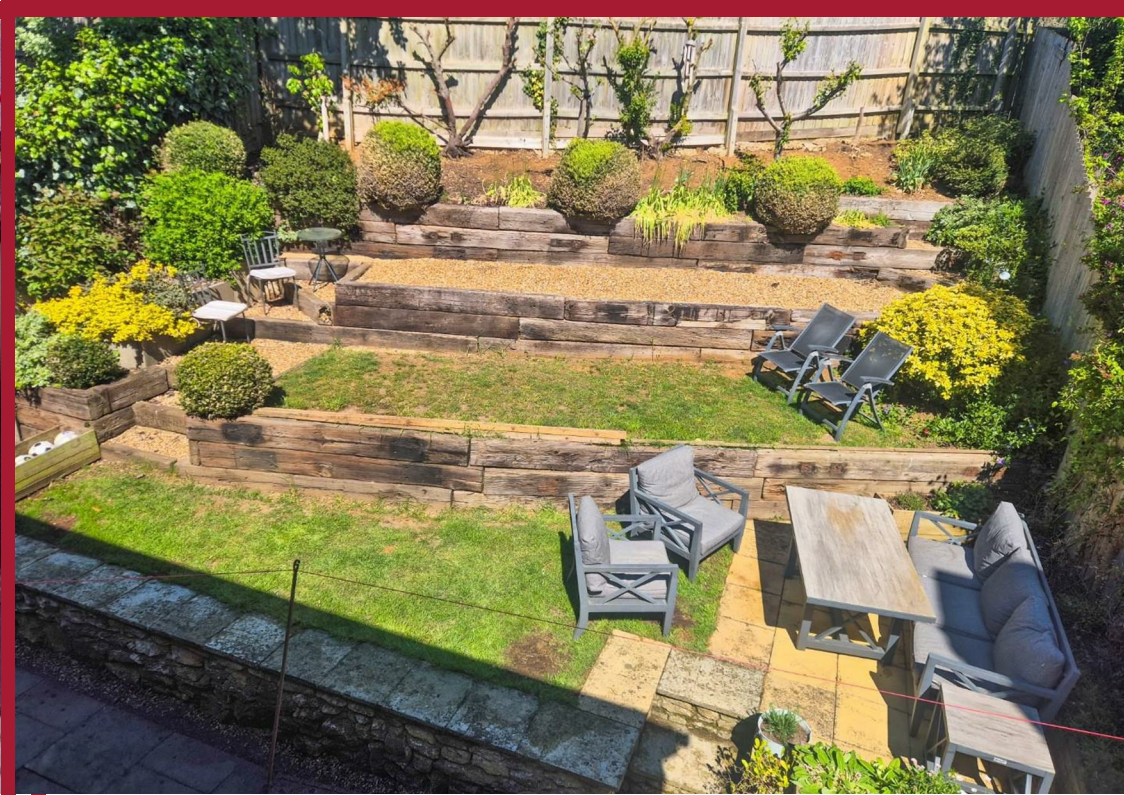
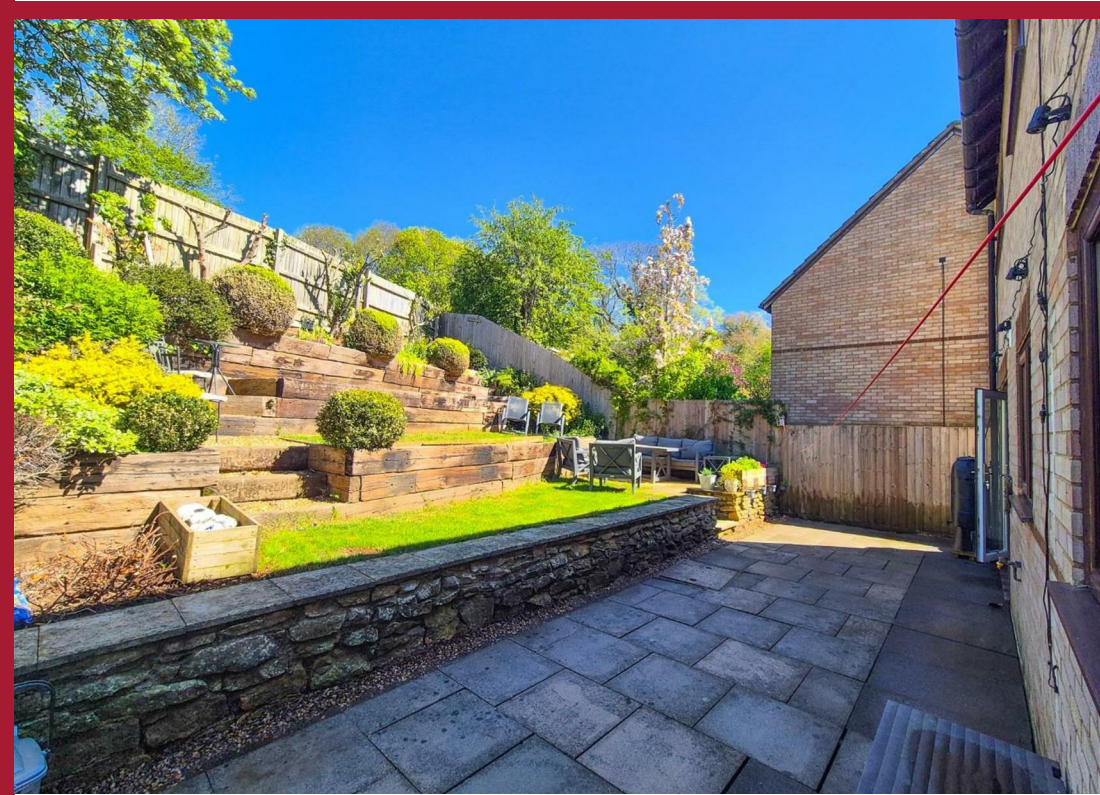
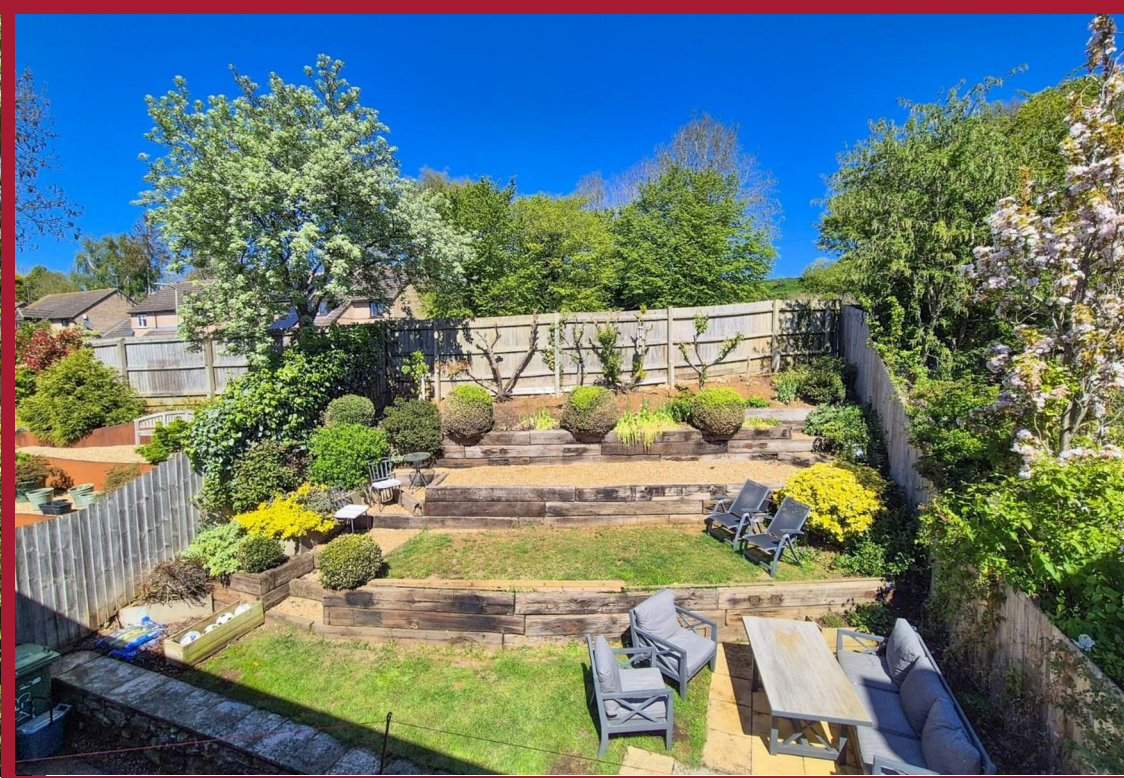
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.













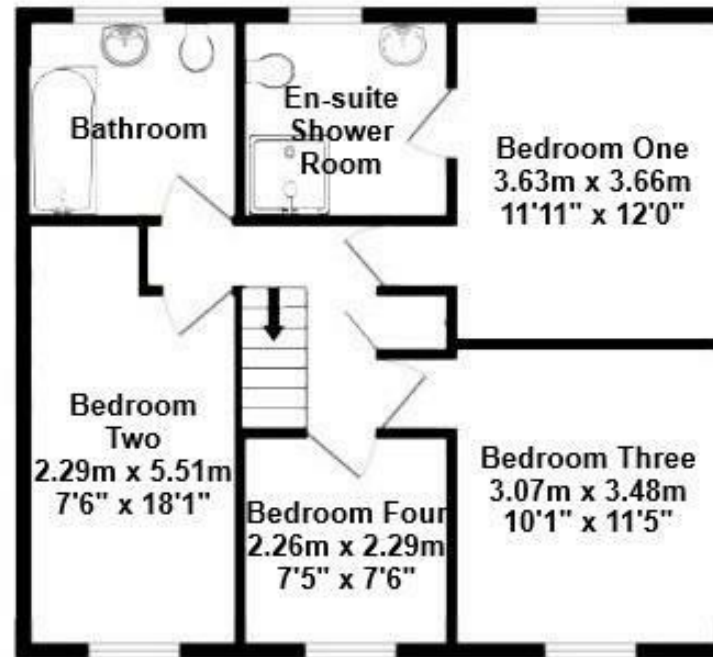
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GROUND FLOOR



Not to scale - for identification purposes only

FIRST FLOOR



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) 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 | | |