

15 Southwell Way, Uppingham, Rutland, LE15 9EZ

£450,000

MURRAY

Chartered Surveyors & Estate Agents

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

15 Southwell Way, Uppingham, Rutland, LE15 9EZ
Tenure: Freehold
Council Tax Band: E (Rutland County Council)

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DESCRIPTION

Constructed in early 2020, this beautiful detached house is set on a pleasant corner plot and provides a well-proportioned four-bedroom accommodation on a small, upmarket development.

The tastefully appointed and energy-efficient accommodation benefits from gas central heating and high performance glazing.

The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Reception Hall, Cloakroom/WC, Lounge, open-plan Kitchen/Diner, Utility Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

OUTSIDE there is a single Garage, off-road parking for three vehicles and recently landscaped wrap-around gardens.

ACCOMMODATION

GROUND FLOOR

Reception Hall 4.70m x 2.18m (15'5" x 7'2")

Front entrance door, radiator, tiled floor, large storage cupboard, staircase leading to first floor.

Cloakroom/WC

Contemporary white suite comprising low-level WC and hand basin with mixer tap, radiator, half-tiled walls, matching tiled floor, extractor fan.

Lounge 6.15m x 3.45m + large bay (20'2" x 11'4" + large bay)

Spacious, dual-aspect reception room with two radiators and windows to front and side.

Open-plan Kitchen/Diner 6.58m x 3.23m (21'7" x 10'7")

Kitchen Area

Comprehensively fitted with a range of units incorporating granite-effect work surfaces with upstand, inset 1.5-bowl single drainer sink unit with mixer tap, ample soft-close white gloss-fronted base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances comprise eye-level BOSCH electric double oven, induction hob with splashback and cooker hood above, BOSCH dishwasher and fridge-freezer.

Radiator, tiled floor, recessed ceiling spotlights, window overlooking landscaped garden.

Dining Area

Radiator, tiled floor, dual aspect with window to side and French doors opening to large paved paito.

Utility Room 1.42m x 2.16m (4'8" x 7'1")

Fitted granite-effect worktop with plumbing for washing machine and space for tumble dryer beneath, eye-level wall cupboard, further wall cupboard housing gas central heating boiler.

Radiator, tiled floor, external door to garden.

FIRST FLOOR

Landing

Hand rail with open spindles, built-in store cupboard with fitted shelving.

Master Bedroom 3.15m x 3.53m (10'4" x 11'7")

Fitted triple wardrobe with sliding mirror doors, integrated hanger rail and shelf, radiator, window to side.

En-suite Shower Room 1.42m x 2.18m (4'8" x 7'2")

Equipped with white ROCA suite comprising low-level WC, hand basin with mixer tap and double shower cubicle with mixer shower above.

Attractive half-tiled walls, matching tiled floor, radiator, recessed ceiling spotlights, extractor fan, obscure glazed window to rear.

Bedroom Two 3.33m x 3.15m (10'11" x 10'4")

Radiator, window to side overlooking garden.

Bedroom Three 2.97m x 3.38m (9'9" x 11'1")

Radiator, window to front.

Bedroom Four 2.51m x 2.92m (8'3" x 9'7")

(large single or small double bedroom)
Radiator, window to front.

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Bathroom 1.91m x 3.43m into shower (6'3" x 11'3" into shower)

Equipped with white ROCA suite comprising low-level WC, hand basin with mixer tap, panelled bath with handheld shower attachment and separate double shower cubicle with mixer shower above.

Attractive half-tiled walls, matching tiled floor, heated towel rail, extractor fan, obscure glazed window to front.

OUTSIDE

Detached Single Garage 5.89m x 3.15m (19'4" x 10'4")

Brick-and-tile construction with light and power, up-and-over door and loft storage area.

The garage is accessed via a driveway which provides additional off-road parking for three vehicles.

Garden

The wrap-around gardens to the front and side of the property feature a well-kept hedge boundary.

The main side garden is fully enclosed and privately screened by close-boarded fencing. The garden has been recently landscaped for ease of maintenance and is mainly paved, with a timber rustic pergola over a seating area and an adjoining area of lawn.

A timber hand gate provides external access to the garden from the driveway.

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 - good outdoor
Vodafone - good 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, chemist, library, dentist.

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.

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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.































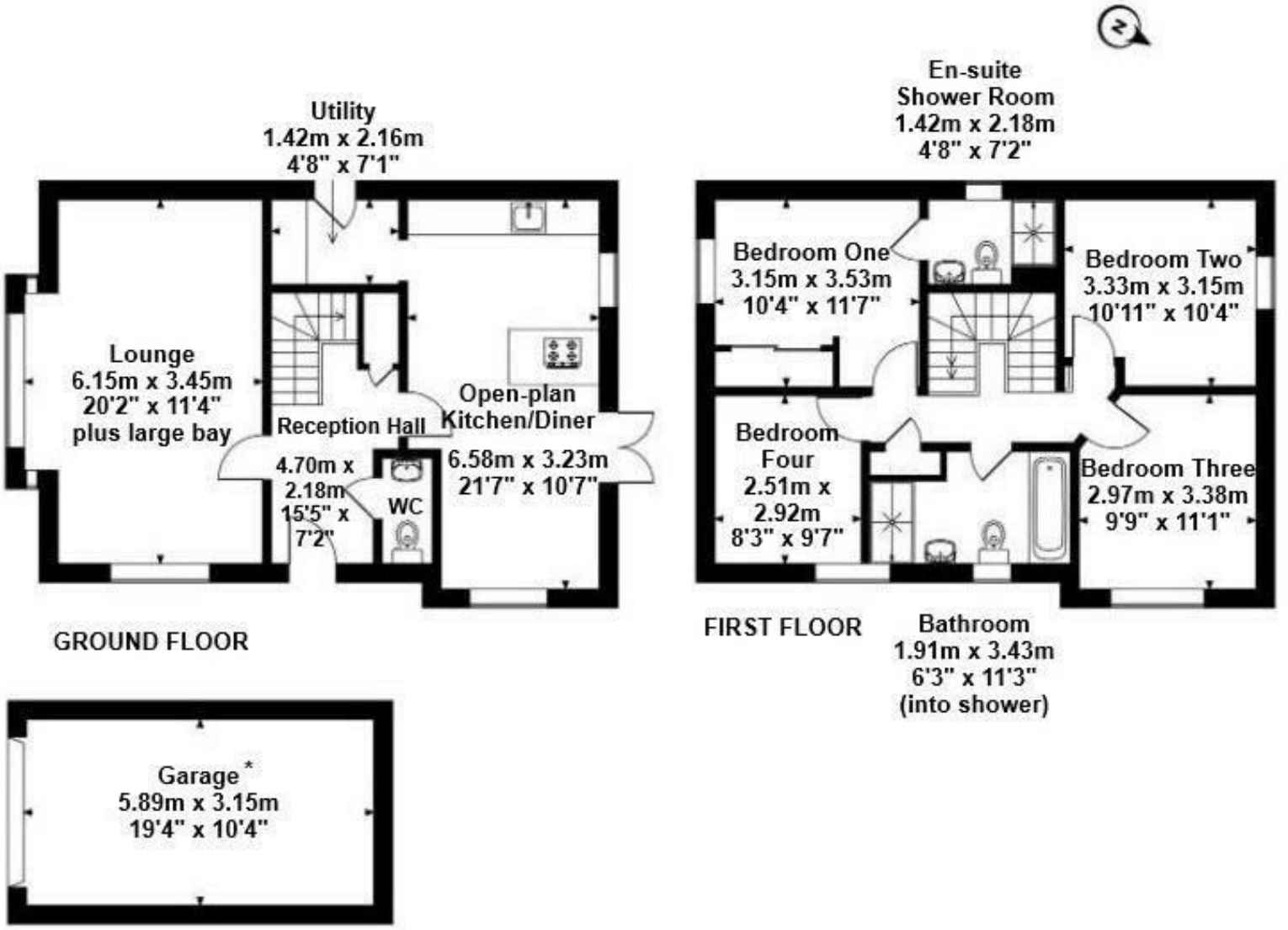






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* Not actual position

NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

