



7, FARLEIGH COURT, UPPINGHAM, LE15 9TY
OFFERS AROUND £240,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOUROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A well presented detached bungalow situated on a small development for the over 55s., just a few minutes drive from Uppingham town centre. NO UPWARD CHAIN!

The property briefly comprises of an entrance hallway, living kitchen with dining area, two bedrooms (the master bedroom enjoying an en-suite wet room) and a further bathroom. Externally there is car standing for up to two cars and well maintained gardens. NO UPWARD CHAIN.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. Taking the A47 from Leicester, on approaching Uppingham, take the right hand turn onto the Leicester Road and follow the road round and left onto Queens Road, right onto Belgrave Road and immediately left onto Johnson road, following this road round to the bottom, and Farleigh Court is situated at the far end on the right hand side identified by an Andrew Granger For Sale board.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

Electric heater, cupboard housing hot water tank and door leading through to:

LIVING/DINING/KITCHEN AREA 21'6 x 13'2 extending to 15'1 (6.55m x 4.01m extending to 4.60m)

A bright and dual aspect room, the dining living area has with two electric wall heaters, bay window to front elevation, fitted electric fire.

The kitchen area is fitted with a comprehensive range of matching base and wall units, stainless steel sink unit with drainer, electric oven and hob

with provision for hood above, integrated fridge and freezer.

BEDROOM ONE 10'9 x 10'7 (3.28m x 3.23m)

Fitted cupboard providing hanging and storage space, window to rear elevation. Connecting door leads through to:

WET ROOM 7'7 x 3'2 (2.31m x 0.97m)

Fitted wc, wash hand basin and shower, window to side elevation.

BEDROOM TWO 10'7 x 10'4 (3.23m x 3.15m)

French doors giving access to garden, electric wall heater.

BATHROOM 7'8 x 6'9 (2.34m x 2.06m)

Suite comprising of bath, wc, wash hand basin and plumbing for a washing machine.

OUTSIDE

To the front there is a shaped lawn and a shrub border, driveway to the side providing vehicular standing for up to two cars. The rear garden is of low maintenance with a slabbed area, useful timber shed, gate to the side of the property, all enclosed by timber fencing

MAINTANANCE CHARGES

There is a monthly fee payable of £17;00 for the upkeep of the private driveway, purchasers will also need to pay a fee for the deed of covenant, they will also then become a shareholder in Uppingham Management Co Ltd.

ESTATE AGENTS ACT 1991

In accordance with the above Act, we wish to disclose that the vendor is connected to an employee of Andrew Granger & Co. Further details from the selling agents.



FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

COUNCIL TAX

Council Tax Band C. For further information contact Rutland County Council on 01572 722 577.

STAMP DUTY

Stamp Duty Land Tax rates from 1st October 2021

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

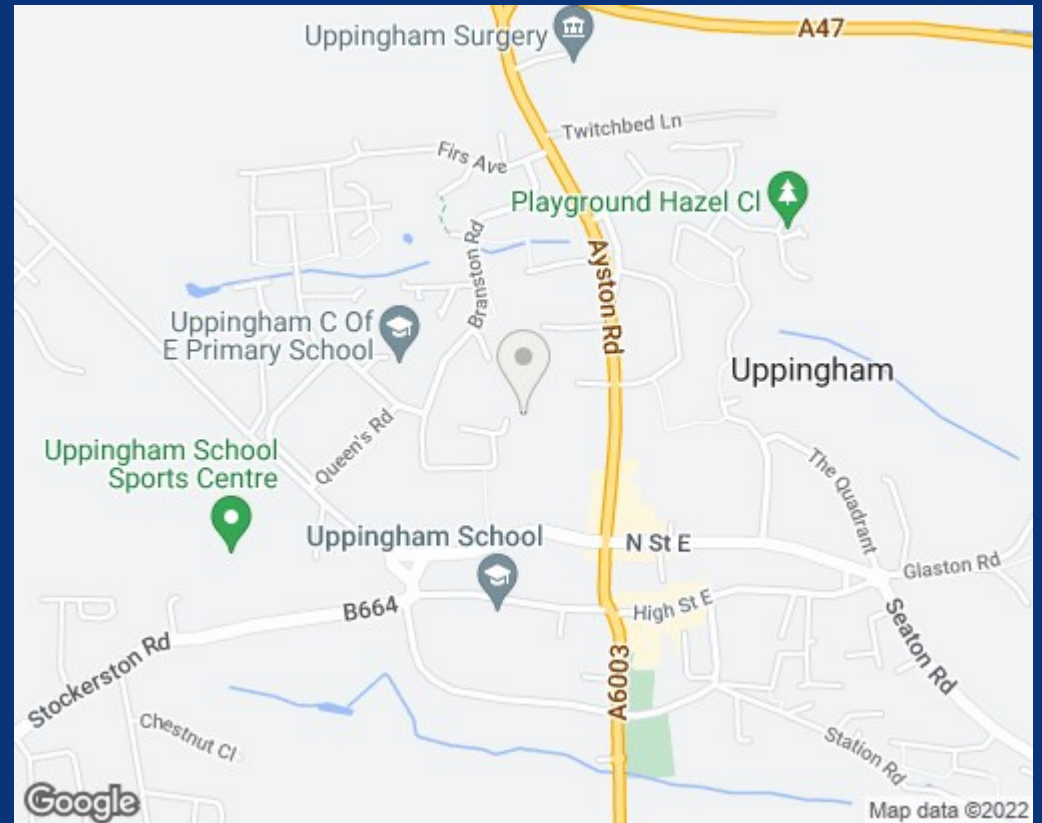
If you're a first-time buyer, you won't pay any tax on homes priced at or below £300,000. However, you will pay five per cent on a property, or the portion of a property, priced between £300,001 and £500,000. However, if the first home you're buying is priced above £500,000, you won't be eligible for a saving and you'll have to pay normal stamp duty rates.

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.



LOCATION



Floor Plan

Floor Area (Gross Internal) 66.1 sq.m. (712 sq.ft.) approx

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Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.

2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.

3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.

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5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.

6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.



RICS



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