



13 Newtown Crescent, Uppingham, Rutland, LE15 9TP
Guide Price £295,000



Chartered Surveyors & Estate Agents

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13 Newtown Crescent, Uppingham, Rutland, LE15 9TP

Tenure: Freehold

Council Tax Band: B (Rutland County Concil)



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DESCRIPTION

Attractive semi-detached house occupying a generously-sized plot with single garage, ample off-road parking and south-facing rear garden situated in an established residential area on the edge of Uppingham.

The whole property has been cladded and features complete new roof, guttering, soffits and down pipes, including air vents. Benefiting from air source heat pump, solar panels, full double glazing and insulated and boarded loft, the energy-efficient accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Dining Room, Kitchen, Side Porch, WC, Utility Room;
FIRST FLOOR: three Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.11m x 4.11m incl cpbd (6'11" x 13'6" incl cpbd)

Double-glazed front entrance door with leaded-light detail and glazed side panel, full-width built-in cloaks cupboard with attractive double bi-fold doors, radiator, wood-effect vinyl cushion flooring, stairs to first floor.

Sitting Room 3.33m x 4.27m + cpbd (10'11" x 14'0" + cpbd)

Contemporary, wall-mounted Dimplex pebble-effect electric fire, radiator, fitted meter cupboard and storage, window overlooking rear garden.

Dining Room 3.33m x 2.97m (10'11" x 9'9")

Radiator, fitted alcove shelves, wood-effect vinyl cushion flooring, window overlooking rear garden.

Kitchen 2.11m x 3.68m (6'11" x 12'1")

Range of fitted units incorporating roll-top work surfaces with tiled splashbacks, inset single drainer stainless steel sink, base cupboards and drawers and matching eye-level wall cupboards with ambient lighting beneath.

There is undercounter space with plumbing for washing machine and space for a larger fridge. Included in the sale is an electric Indesit cooker with stainless steel extractor hood above.

Wood-effect vinyl cushion flooring, recessed ceiling spotlights, window to front, double-glazed door to Side Porch.

Side Porch 1.78m x 3.35m (5'10" x 11'0")

Double-glazed external doors to front and rear, internal doors to WC and Utility Room.

The floor has been levelled and insulated with a damp-proof course.

WC 0.84m x 2.16m (2'9" x 7'1")

Fitted low-level WC, window to front.

Utility Room 2.44m x 2.16m (8'0" x 7'1")

Ample space for appliances, plumbing for washing machine, window to rear.

FIRST FLOOR

Landing

Hatch giving access to a boarded and insulated loft housing air course heat pump and solar panel controls, radiator, window to front.

Bedroom One 3.33m x 4.17m max (10'11" x 13'8" max)

Built-in wardrobe with cupboard above, radiator, window overlooking rear garden.

Bedroom Two 3.33m x 3.61m max (10'11" x 11'10" max)

Built-in airing cupboard with slatted shelving, radiator, window overlooking rear garden.

Bedroom Three 2.11m x 3.23m max (6'11" x 10'7" max)

Built-in storage area, radiator, window to front.

Bathroom 2.08m x 1.88m (6'10" x 6'2")

White suite comprising low-level WC, pedestal hand basin and panelled bath with mermaid boarding to surround and shower above. Part-tiled walls, tiled floor, radiator, window to side.

OUTSIDE

Detached Single Garage 5.38m x 2.77m (17'8" x 9'1")

Light and power, manual up-and-over door, personnel door and dual-aspect windows to rear garden.

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Front Garden

The property is accessed via a gravelled driveway which gives access to the garage and provides off-road parking for several vehicles.

Adjoining the driveway is a concrete path leading to the Side Porch and archway with a climber and picket hand gate leading to the enclosed front garden. Bounded by established hedging, the front garden is mainly laid to lawn, with two inset small specimen trees, a concrete terrace leading to the main entrance door and a border adjoining the front elevation of the house featuring a fern, an established climber and flowering plants.

Rear Garden

The good-size rear garden is fully enclosed, privately screened by mature trees and hedging and enjoys a southerly aspect. The garden is mainly laid to lawn with a circular paved feature, a concrete pathway and stepping stones. There is a vegetable plot at the top of the garden.

Included in the sale is an attractive Garden Room.

Garden Room 2.06m x 1.98m (6'9" x 6'6")

Timber construction with light and power, glazed double doors and window to rear garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage

Heating - Vaillant air source heat pump (double size and cooling options), radiators, electric
Solar panels

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor and in-home
Three - good outdoor
Vodafone - good outdoor, variable in-home
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.

SOLAR PANELS

We are advised by the current owners that the solar panels are owned by the property.

COUNCIL TAX

Band B
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 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

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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.

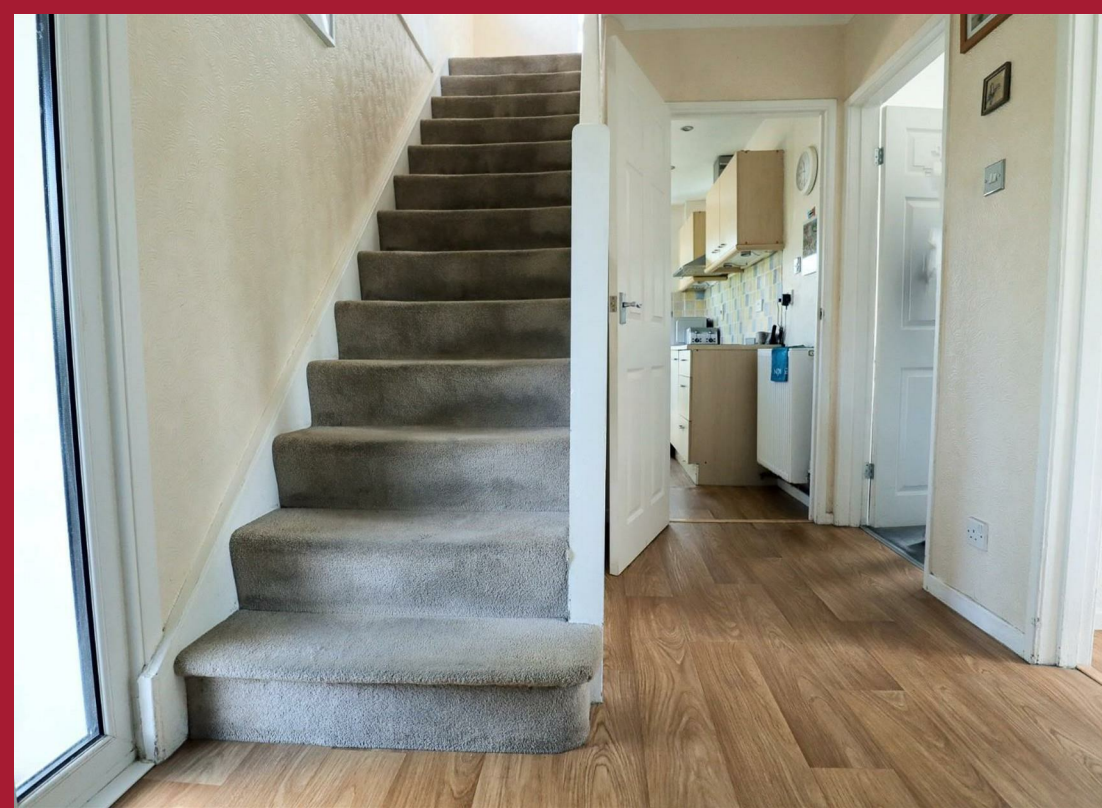
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.









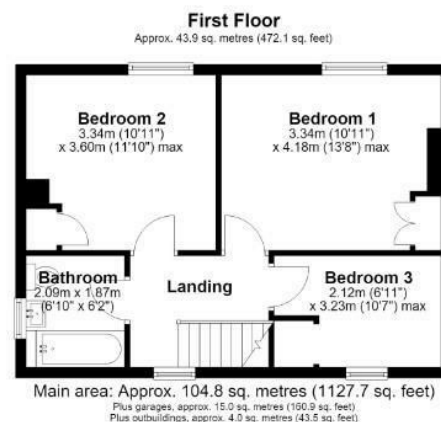
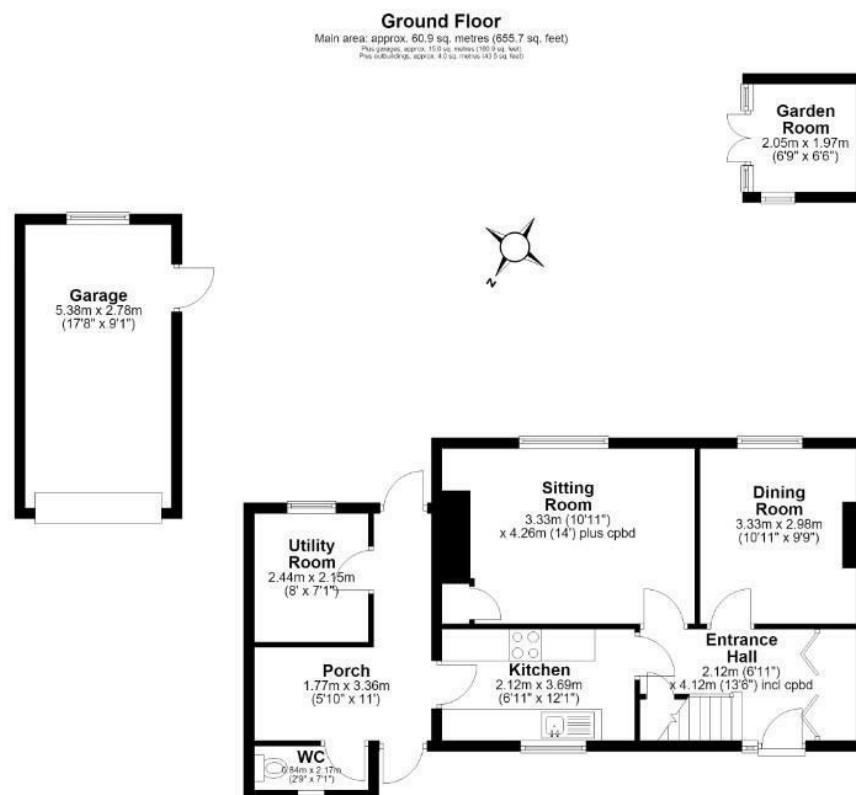








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This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	89	
(69-80) C		
(55-68) D		
(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