



**3 Laurel Close, off Leicester Road, Uppingham, Rutland, LE15 9SD**  
**£475,000**

**MURRAY**  
Chartered Surveyors & Estate Agents

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

**3 Laurel Close, off Leicester Road, Uppingham, Rutland, LE15 9SD**

**Tenure: Freehold**

**Council Tax Band: E (Rutland County Council)**



**\*\*LAST PLOT REMAINING\*\***

Brand new, stunning, contemporary, detached family home situated on a new development on the edge of the historic market town of Uppingham.

Deacon Meadows is a new collection of three-, four- and five-bedroom houses by Avant Homes in this sought-after area of Rutland, within easy reach of Oakham (12 minutes by car) and Leicester (less than 40 minutes away).

No 3 Laurel Close offers well-proportioned, light and airy accommodation extending to approximately 1,439 sq. ft. and offered for sale in a ready-to-move-in condition. The property features good quality fixtures and fittings throughout and comes with over £18,000 worth of upgrades included.

Benefiting from gas central heating, solar panels and high-performance glazing, the immaculate accommodation can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, WC, Lounge, Snug, Living Kitchen/Diner, Utility; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, four further Bedrooms, Family Bathroom.

**OUTSIDE:** Single Garage to the side of the house with driveway providing further two parking spaces and fully enclosed, south-facing garden with paved patio and lawn to the rear.

The property is subject to the annual Estate Charge currently amounting to £314.00.

Part-exchange option is available (please discuss further with us).

**ACCOMMODATION**

**GROUND FLOOR**

**Entrance Hall 2.11m x 5.46m (6'11" x 17'11")**

Composite front entrance door with glazed inset, radiator, wood-effect laminate flooring, stairs leading to first floor.

**WC 0.97m x 1.63m (3'2" x 5'4")**

Contemporary white suite of low-level WC and wall-mounted hand basin with mixer tap and tiled splashback, radiator, wood-effect laminate flooring.

**Lounge 3.18m x 4.75m (10'5" x 15'7")**

Two radiators, window to front.

**Snug 2.67m x 3.05m (8'9" x 10'0")**

Radiator, wood-effect laminate flooring, window to front.

**Living Kitchen/Diner 8.20m x 2.95m (26'11" x 9'8")**

An excellent open-plan space, a true hub of this family home, incorporating Kitchen, Living and Dining Area as follows:

**Kitchen Area**

Range of attractive contemporary units featuring

marble-effect work surfaces with matching upstand, inset single drainer stainless steel sink with mixer tap, ample base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances (all by Hotpoint) comprise fridge-freezer, dishwasher, microwave, electric oven and electric hob with stainless steel splashback and matching extractor fan above.

Wood-effect laminate flooring, window overlooking enclosed rear garden.

**Living & Dining Area**

Two radiators, wood-effect laminate flooring, window to rear, French doors giving access to paved rear patio area and enclosed garden beyond.

**Utility 2.67m x 2.06m (8'9" x 6'9")**

Fitted units (matching kitchen) comprising marble-effect worktop with upstand and cupboard beneath and wall-mounted cupboard housing Ideal gas central heating boiler. There are two undercounter appliance spaces (for washing machine and tumble dryer).

Wood-effect laminate flooring, part-glazed external door to side.

**FIRST FLOOR**

**Landing**

Loft access hatch.

**Bedroom One 3.18m max x 4.17m max (10'5" max x 13'8" max)**

Radiator, window to front.

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**En-suite Shower Room 1.57m x 1.88m (5'2" x 6'2")**

Contemporary white suite of low-level WC and pedestal hand basin with mixer tap, corner shower cubicle with Vado shower and tiled surround, radiator, wood-effect laminate flooring, window to front.

**Bedroom Two 3.23m min x 3.23m min (10'7" min x 10'7" min)**

Radiator, window to front.

**Bedroom Three 2.77m max x 3.58m max (9'1" max x 11'9" max)**

Radiator, window overlooking south-facing rear garden.

**Bedroom Four 2.74m x 3.18m (9'0" x 10'5")**

Radiator, window overlooking south-facing rear garden.

**Bedroom Five 2.49m x 2.06m (8'2" x 6'9")**

Radiator, window overlooking south-facing rear garden.

**Bathroom 2.74m x 1.68m (9'0" x 5'6")**

Contemporary white suite comprising panelled bath with mixer shower attachment, low-level WC and pedestal hand basin with mixer tap, separate shower cubicle with Vado shower, fully tiled splashbacks, wood-effect laminate flooring, radiator, window to side.

**OUTSIDE**

A tarmac driveway to the side of the house gives access to the single Garage and provides additional off-road parking for two cars.

**Single Garage**

Light and power.

**Rear Garden**

The fully enclosed rear garden enjoys a southerly aspect and is laid mainly to lawn, with paved patio area immediately to the rear of the house.

A timber hand gate provides external pedestrian access to 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:

Indoor: TBC

Outdoor: EE, Three, O2, Vodafone - voice and data likely.

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.

**ESTIMATED COUNCIL TAX BAND**

Band E

Rutland County Council, Oakham 01572-722577

**INDEPENDENT MORTGAGE ADVICE**

Murray, in conjunction with St. James's Place Wealth

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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 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

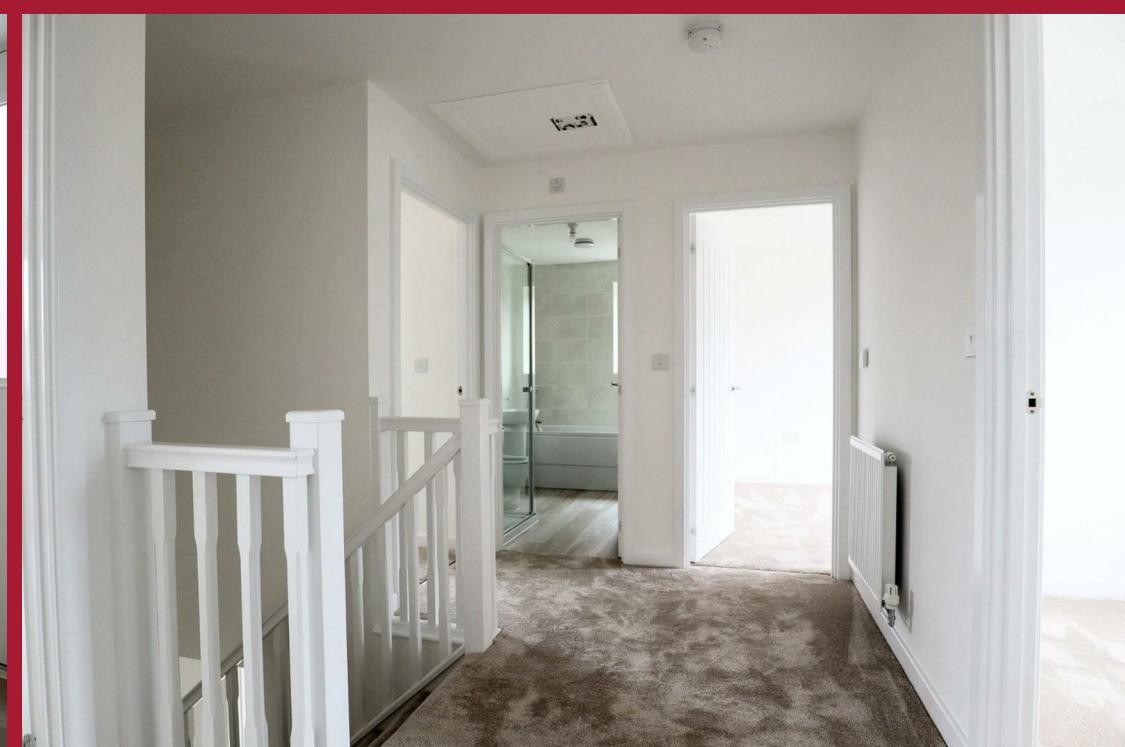
offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

**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.

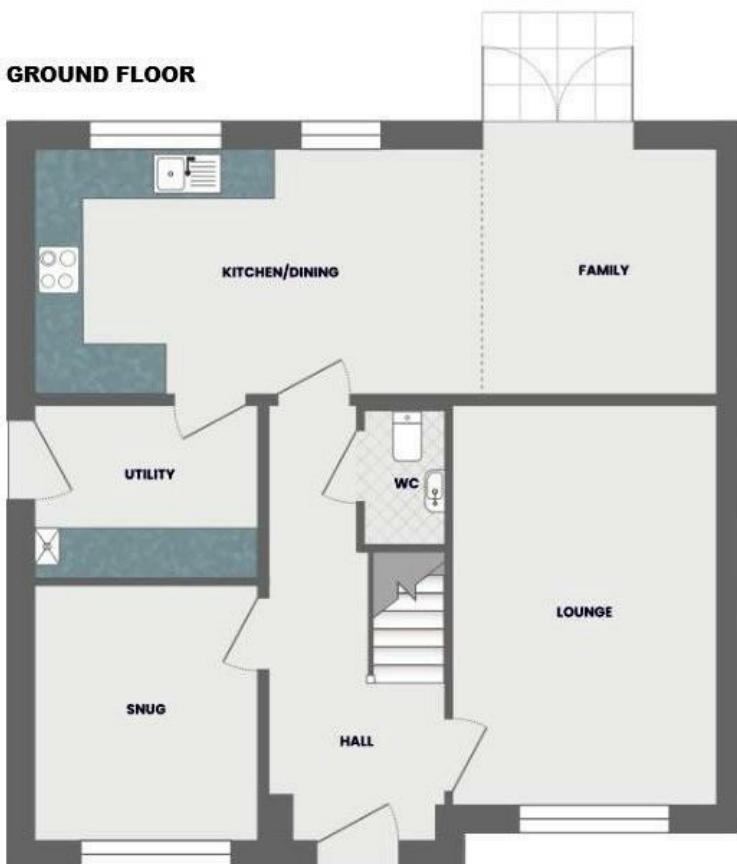
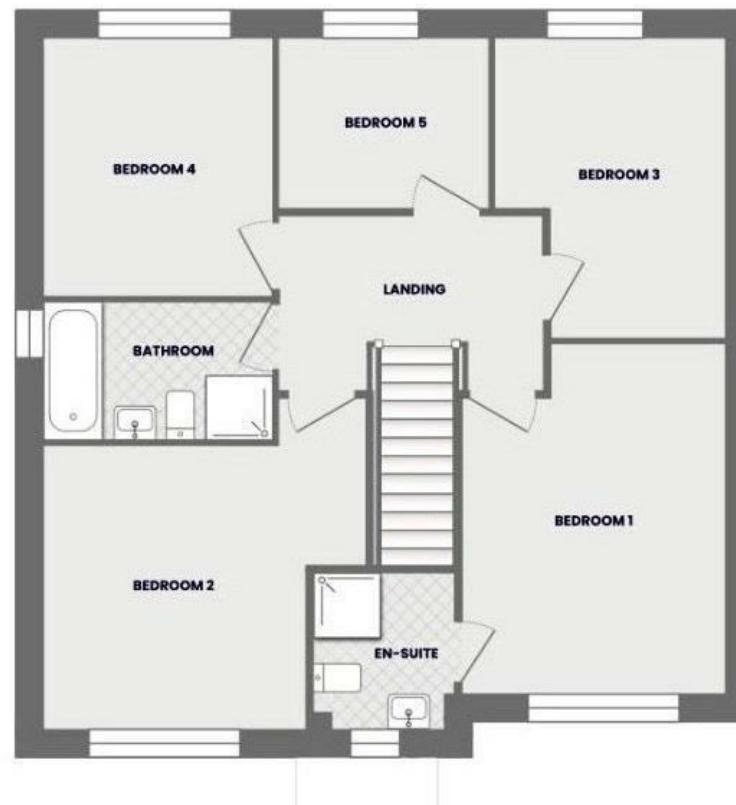










**GROUND FLOOR**

**FIRST FLOOR**


Not to scale - for identification purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	92
(81-91)	B		
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	