



**5 Oak Close, Uppingham, Rutland, LE15 9SU**  
**Offers Over £310,000**



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## DESCRIPTION

Attractive detached, modern house with single garage, ample off-road parking and generous rear garden set in a pleasant cul-de-sac within walking distance of the local primary school and town centre amenities.

Benefiting from gas central heating and full double glazing, the property offers tastefully presented three-bedroom family accommodation and has a valid full planning permission to erect a 2-storey side extension to West elevation and a single-storey side extension to East elevation.

The current interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, open-plan Lounge/Diner, Kitchen, Utility Room; FIRST FLOOR: three Bedrooms, refitted Bathroom.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

UPVC double-glazed entrance door, radiator, stairs leading to first floor, internal door to Lounge/Diner.

#### Open-plan Lounge/Diner

incorporating:

#### Lounge 4.24m x 3.94m (13'11" x 12'11")

Radiator, bay window to front.

#### Dining Area 3.20m x 2.39m (10'6" x 7'10")

Radiator, internal door to Kitchen, French doors opening to rear garden.

#### Kitchen 3.07m x 2.39m (10'1" x 7'10")

Range of attractive, modern fitted units incorporating granite-effect work surfaces, inset 1.5-bowl single drainer stainless steel sink with mixer tap, shaker-style base units and matching eye-level wall cupboards. Belling electric oven and hob with Zanussi extractor fan above, wall-mounted Vaillant gas central heating boiler, undercounter space and plumbing for dishwasher, space for freestanding fridge-freezer.

Pantry cupboard, fully tiled splashbacks, laminate flooring, window overlooking rear garden, part-glazed UPVC door to Utility Room.

#### Utility Room 1.80m x 2.46m (5'11" x 8'1")

Double-glazed construction providing space for appliances and featuring tiled floor, wall-light point, dual-aspect windows and double-glazed external door to rear garden.

### FIRST FLOOR

#### Landing

Built-in airing cupboard housing hot water cylinder, hatch with retractable ladder giving access to partially boarded loft, window to side.

#### Bedroom One 3.78m plus wardrobe x 2.74m (12'5" plus wardrobe x 9'0")

Fitted double wardrobe with sliding doors, radiator, window to front.

#### Bedroom Two 2.97m x 2.72m (9'9" x 8'11")

Radiator, window overlooking rear garden.

#### Bedroom Three 2.67m x 2.08m (8'9" x 6'10")

Radiator, window to front.

#### Bathroom 1.80m x 2.06m (5'11" x 6'9")

Contemporary white suite comprising low-level WC, rectangular hand basin with mixer tap set within vanity unit with cupboards beneath and panelled bath with mixer tap and Triton power shower above.

Fully tiled splashbacks, chrome heated towel rail, extractor fan, window to rear.

## OUTSIDE

#### Attached Single Garage 5.05m x 2.46m (16'7" x 8'1")

Light and power, up-an-over door to front, personnel door to side.

#### Front Garden

The frontage of the property is attractively paved to provide area of hard standing for up to four vehicles.

A side hand gate links front and rear of the property,

### **Rear Garden**

The generously proportioned rear garden is fully enclosed and landscaped to include a paved area running the width of rear elevation, shaped lawn with borders, ornamental pond, paved area at the top of the garden featuring a summerhouse with paved seating area in front of it.

Outside tap, lean-to storage area to side of house.

### **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, variable in-home  
O2 - good outdoor  
Three - good outdoor  
Vodafone - variable 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.

### **PLANNING PERMISSION**

A full Planning Permission No 2025/01801/FUL was

granted on 10/04/2025 to erect a 2-storey side extension to West elevation and a single-storey side extension to East elevation.

Copy of the Planning Permission is available on application from the Sole Selling Agent.

### **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 C  
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**

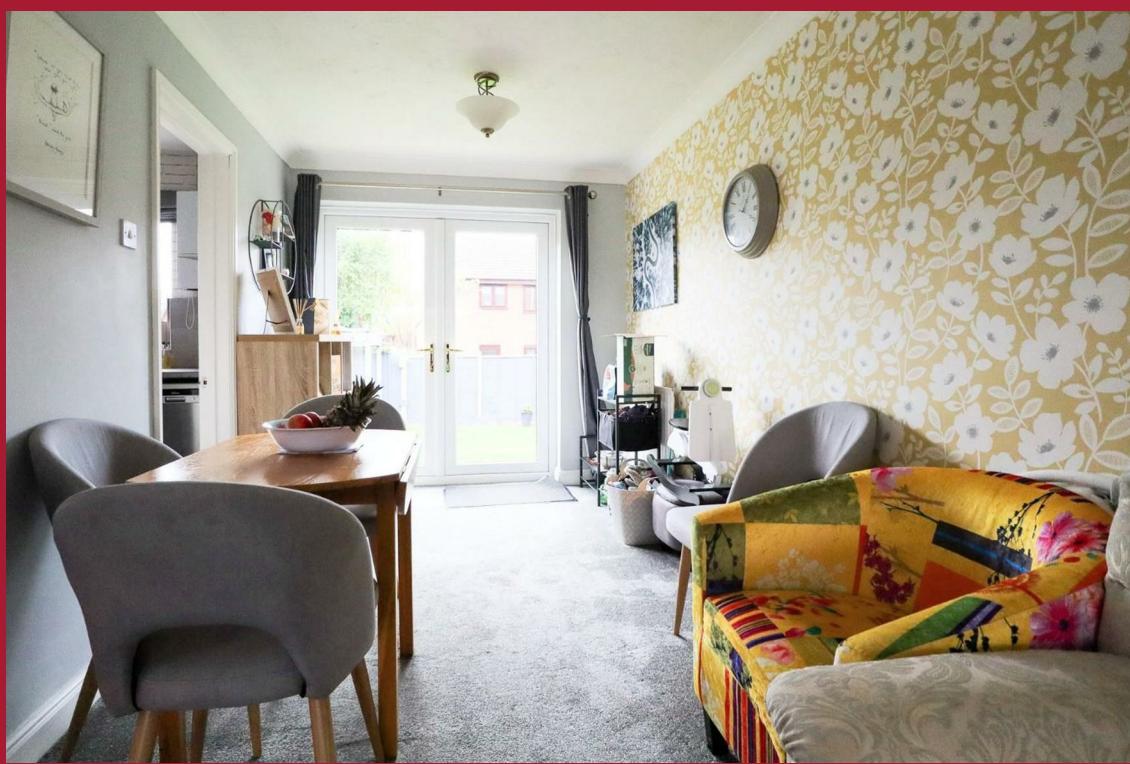
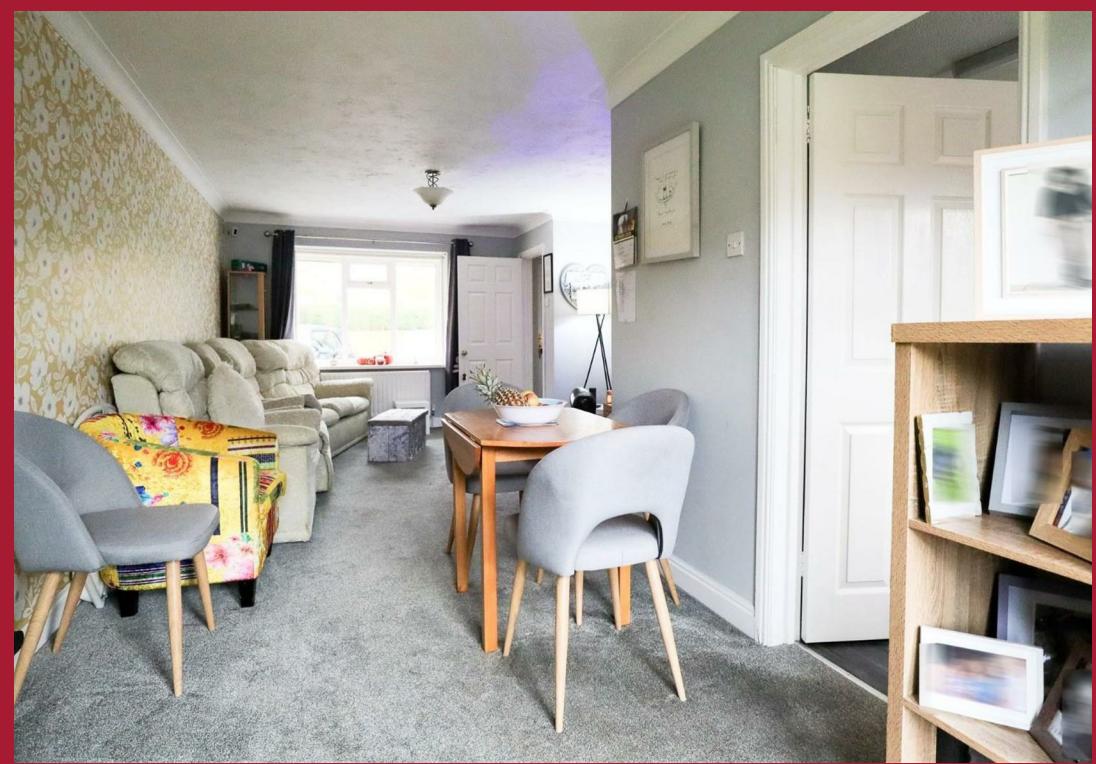
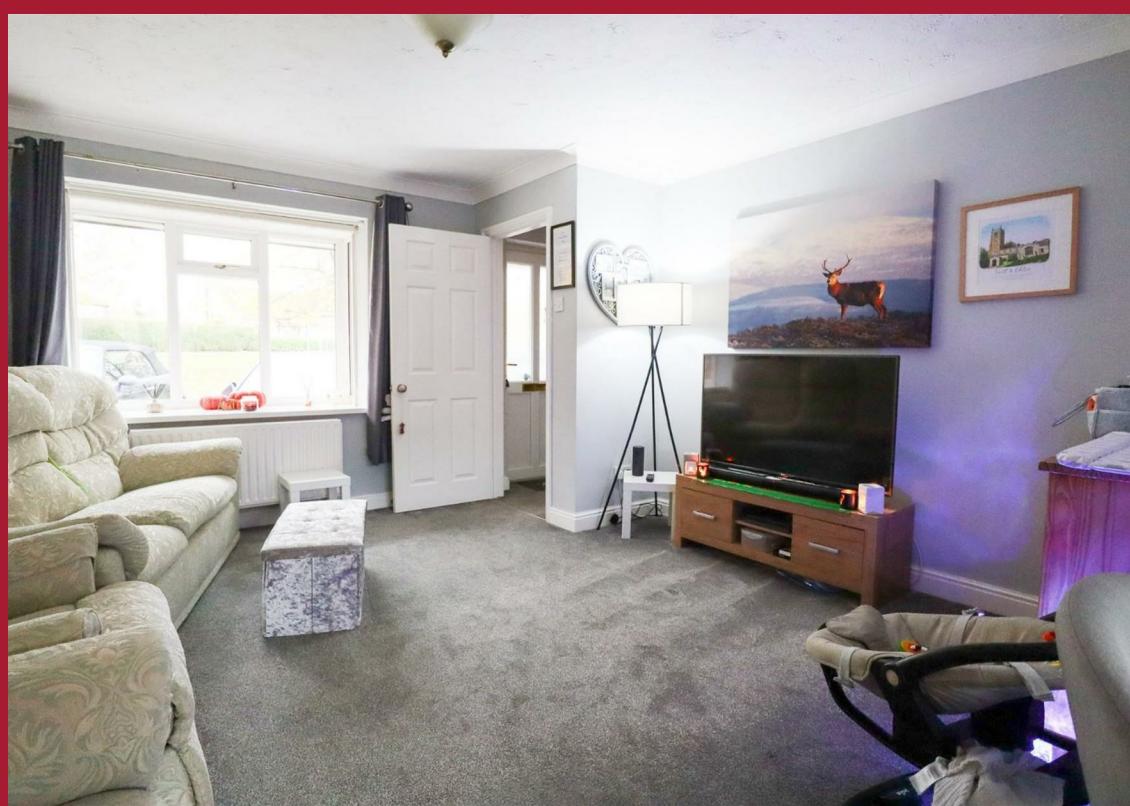
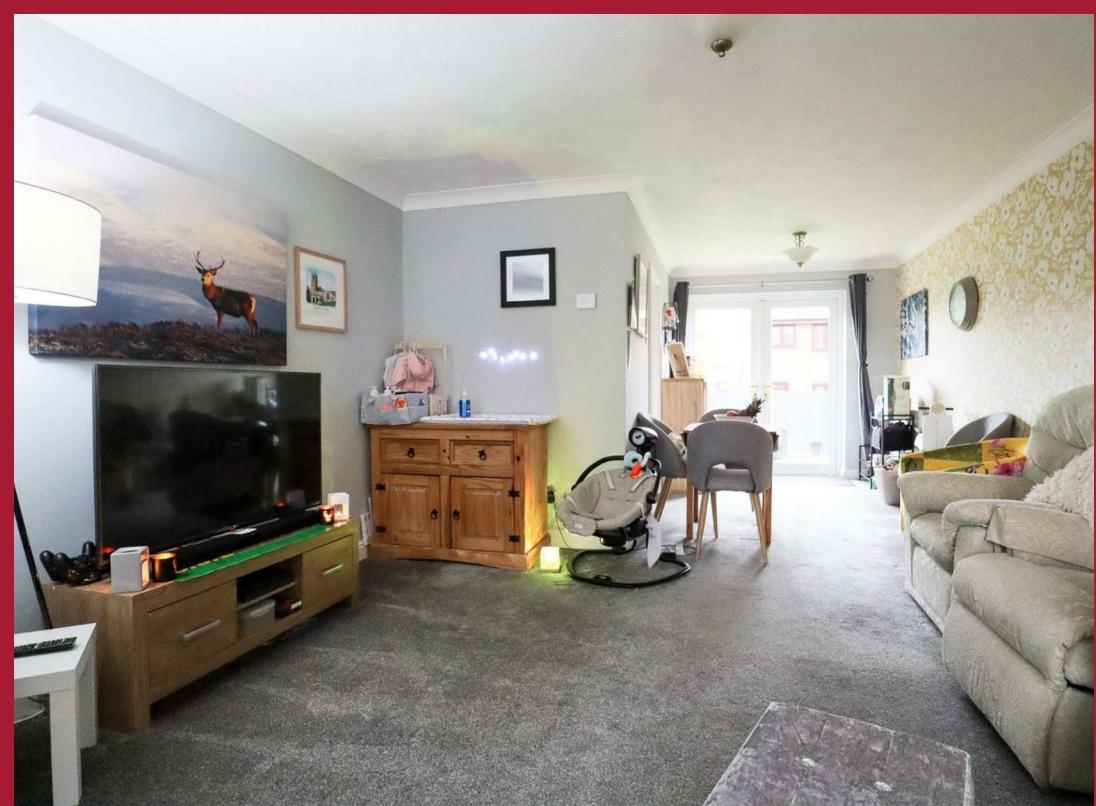
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and 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.

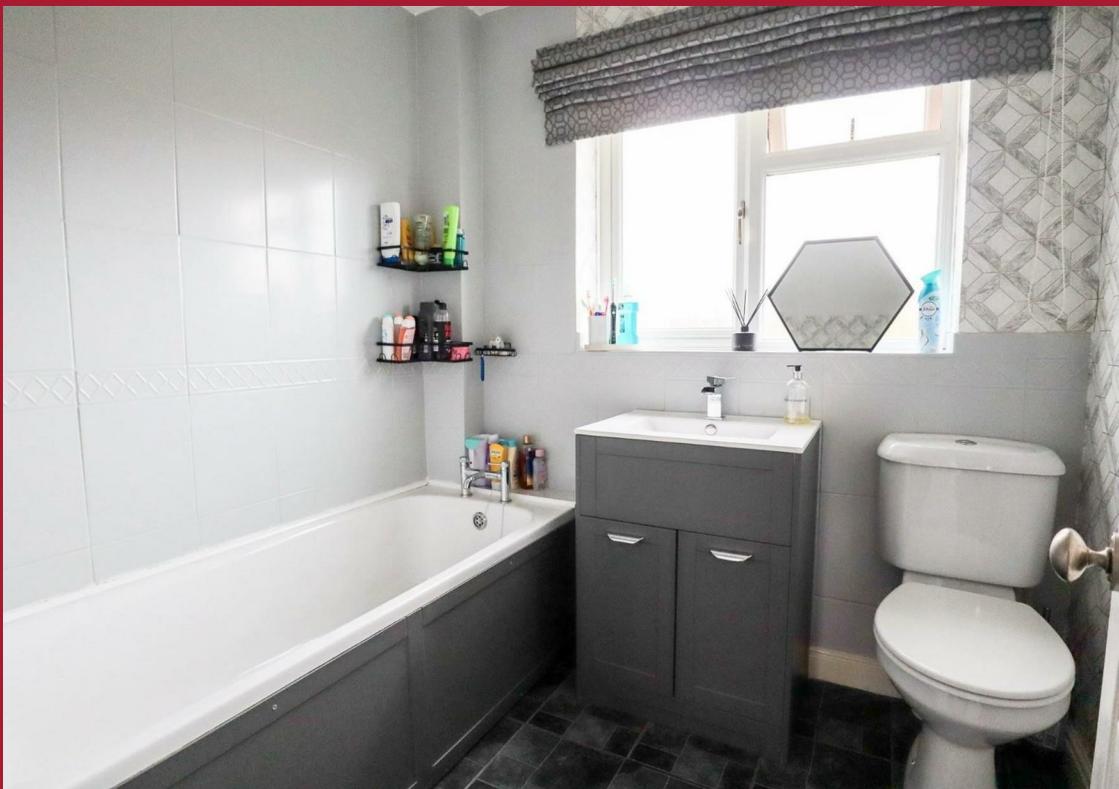
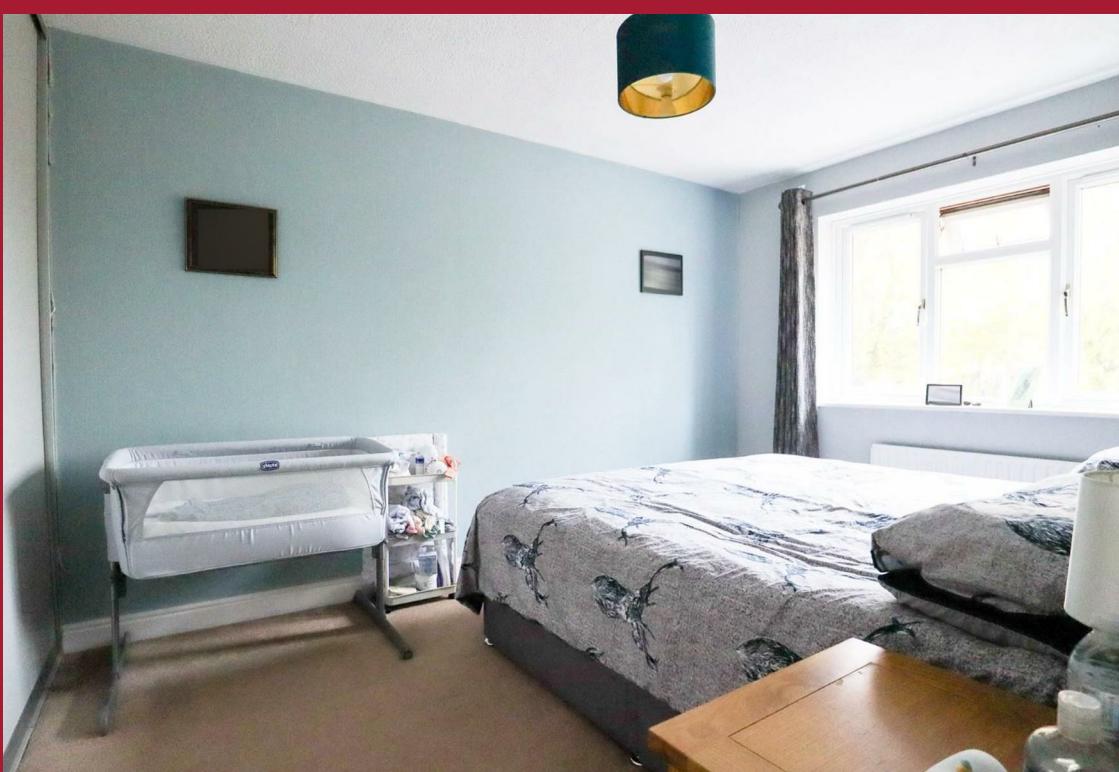
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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



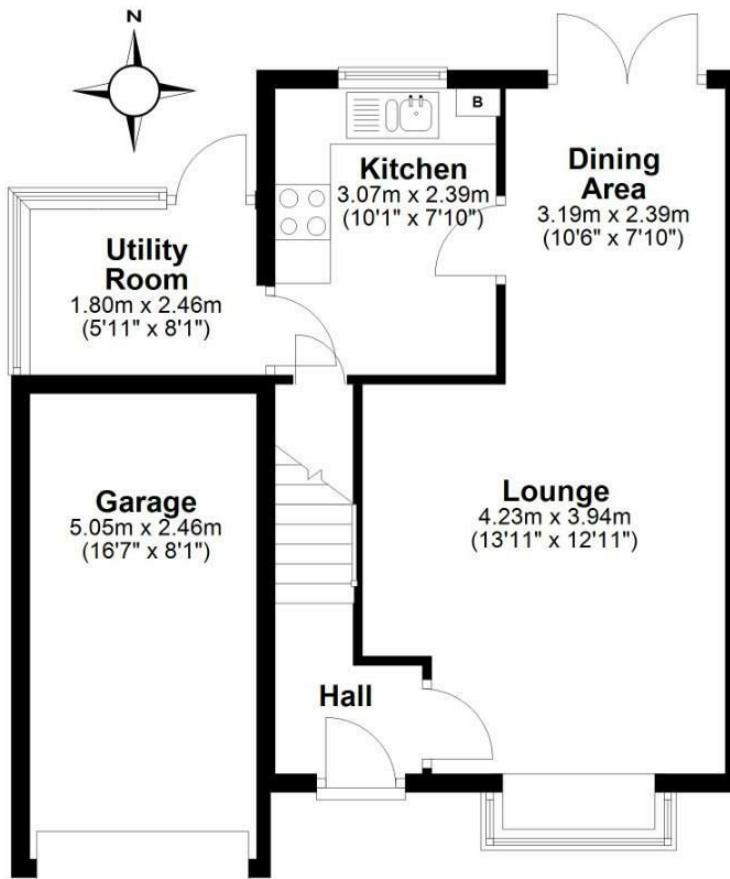






## Ground Floor

Main area: approx. 41.5 sq. metres (447.0 sq. feet)  
Plus garages, approx. 13.2 sq. metres (142.2 sq. feet)



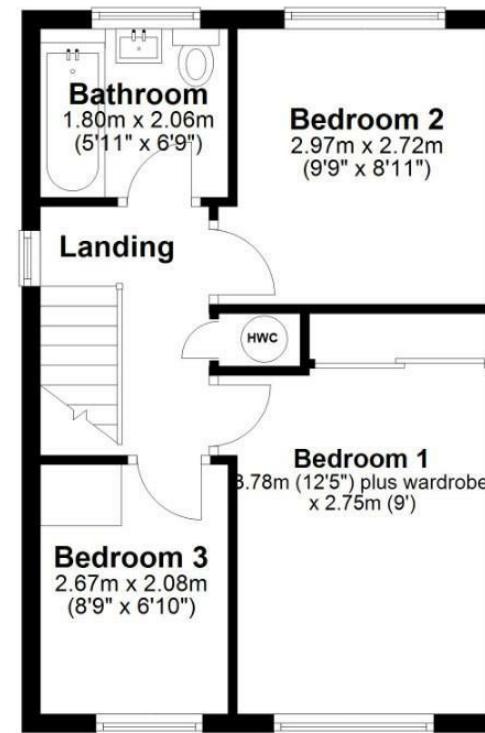
Main area: Approx. 77.8 sq. metres (837.3 sq. feet)

Plus garages, approx. 13.2 sq. metres (142.2 sq. feet)

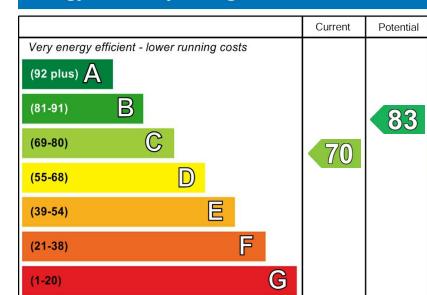
This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

## First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



### Energy Efficiency Rating



### England & Wales



### Environmental Impact (CO<sub>2</sub>) Rating

