



13 Wheatley Avenue, Uppingham, Rutland, LE15 9SN
Offers In Excess Of £375,000



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13 Wheatley Avenue, Uppingham, Rutland, LE15 9SN

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Period end-of-terrace house with off-road parking for two cars and mature, private rear garden situated in an established residential area close to Tod's Piece and Uppingham town centre amenities.

The property offers extended and tastefully appointed accommodation which features an excellent, modern shaker-style kitchen, spacious bedrooms and stylishly refitted shower room and bathroom.

The layout of the property provides a high degree of flexibility for modern family living, with the family room enjoying direct access to a ground-floor shower room and offering the potential to serve as an additional spacious double bedroom, if desired.

Benefiting from gas central heating and full double glazing, the interior is arranged over three storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room, open-plan Lounge/Diner and Kitchen, Conservatory, Family Room/Bedroom Four, Shower Room;

FIRST FLOOR: three Double Bedrooms, Bathroom;

SECOND FLOOR: Loft Room.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed main entrance door with glazed side panel, radiator, wood-effect luxury vinyl planking to floor, dado rail, stairs to first floor, understairs cupboard housing Worcester gas central heating boiler and hot water cylinder.

Sitting Room 3.40m x 3.63m (11'2" x 11'11")

Radiator, wood-effect luxury vinyl planking to floor, two alcoves with fitted shelving and base cupboard to one of the alcoves, bay window to front, glazed double doors leading to Lounge/Diner.

Open-plan Lounge/Diner 6.30m x 3.63m max (20'8" x 11'11" max)

Radiator, wood-effect luxury vinyl planking to floor, arched alcove with fitted shelving, wall-light points, sliding patio doors giving access to Conservatory, opening to Kitchen.

Kitchen 5.31m max x 3.05m (17'5" max x 10'0")

Refitted with excellent range of good quality contemporary units incorporating wooden worktops, inset single drainer ceramic sink with mixer tap, shaker-style base cupboards and drawers, matching tall cupboard (housing space and plumbing for washing machine), purpose-built recess for fridge-freezer and contrasting wall cupboards.

Integrated appliances comprise AEG dishwasher, Neff electric oven and Neff gas hob with stainless steel splashback and Neff digital extractor fan above.

Radiator, tiled splashbacks, wood-effect luxury vinyl planking to floor, recessed ceiling spotlights, two windows to front, internal door to Conservatory.

Conservatory 3.45m max x 5.82m (11'4" max x 19'1")

Radiator, tiled floor, space and plumbing for washing machine, space for tumble dryer, picture windows and French doors to rear garden.

Off Hall:

Family Room/Bedroom Four 5.08m x 3.25m max (16'8" x 10'8" max)

Radiator, wood-effect luxury vinyl planking to floor, recessed ceiling spotlights, window to side, internal door to Shower Room.

Shower Room 2.54m x 1.57m (8'4" x 5'2")

Contemporary white suite comprising low-level WC and rectangular hand basin with mixer tap and vanity cupboards beneath, walk-in shower with dual-head Aqualisa shower and attractive tiled surround, part-tiled walls, tiled floor, chrome heated towel rail, tall, high-gloss bathroom cabinet, recessed ceiling spotlights, extractor fan, window to rear.

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FIRST FLOOR

Landing

Built-in airing cupboard with double doors and fitted shelving, radiator, window to side.

Bedroom One 3.38m max x 4.47m incl wardrobe (11'1" max x 14'8" incl wardrobe)

Full-width fitted wardrobe with mirrored, sliding doors to one wall, radiator, window to front, door to stairs leading to Loft Room.

Bedroom Two 2.77m x 3.10m (9'1" x 10'2")

Radiator, dual-aspect windows to front and rear.

Bedroom Three 2.77m x 3.10m (9'1" x 10'2")

Walk-in wardrobe (0.76m x 2.64m/2'6" x 8'8"), radiator, laminate flooring, window to rear.

Bathroom 2.39m x 3.02m (7'10" x 9'11")

Stylishly appointed with artisanal-style glazed countertop washbasin with tall mixer tap, rustic-style tiled splashback and vanity cupboards beneath, double-ended bath with central mixer tap, shower attachment and tiled splashbacks, low-level WC and separate corner shower cubicle with dual-head Aqualisa shower and tiled surround.

Chrome heated towel rail, dark wood flooring, recessed ceiling spotlights, extractor fan.

SECOND FLOOR

Loft Room 3.00m x 5.36m (9'10" x 17'7")

Radiator, wood flooring, eaves storage, recessed ceiling spotlights, Velux window.

OUTSIDE

Front Garden

The property's frontage is brick paved to provide off-road parking for two cars.

A paved pathway flanked by gravelled terrace with inset trees leads to the privately screened front door.

Rear Garden

The fully enclosed, west-facing rear garden enjoys a good degree of privacy being screened by mature trees, shrubs and bushes and has been landscaped to feature paved patio immediately to the rear of the house, lawn with raised bed, stepping stones and well-stocked, colourful borders.

There is access to town centre from the rear garden.

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 and in-home

O2 - good outdoor

Three - good outdoor, variable in-home

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.

COUNCIL TAX

Band B

Rutland County Council, Oakham 01572-722577

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

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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.

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.

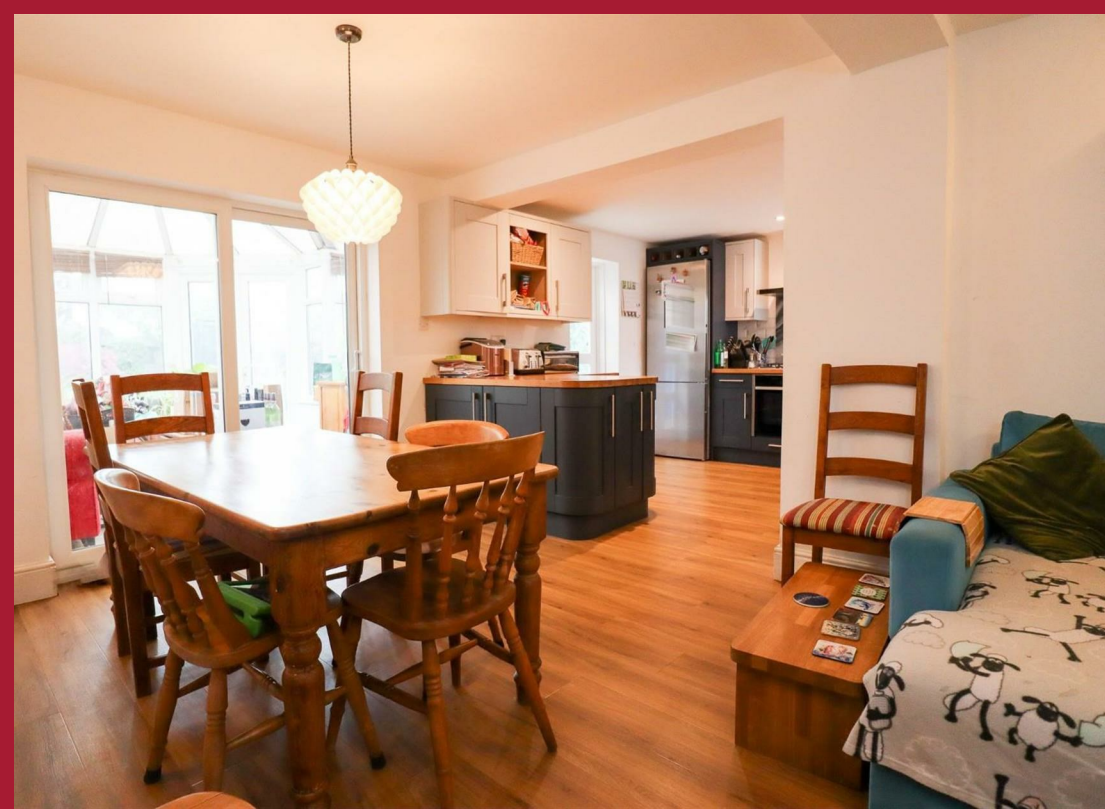
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

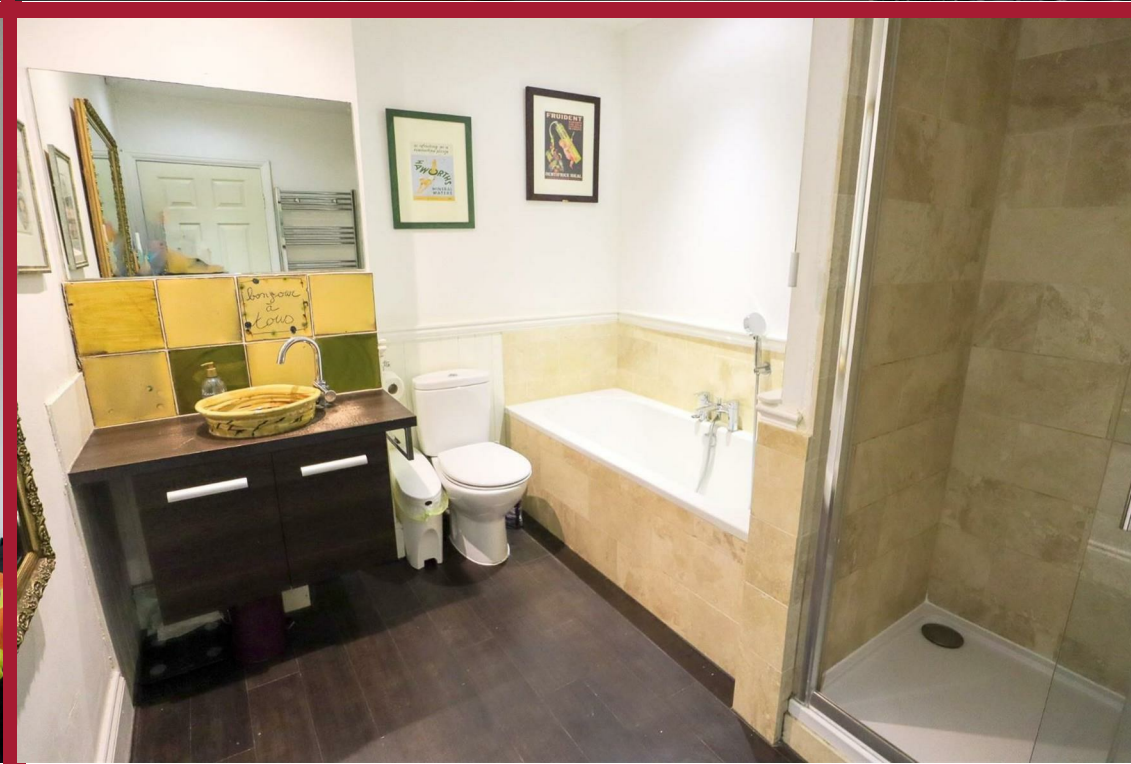
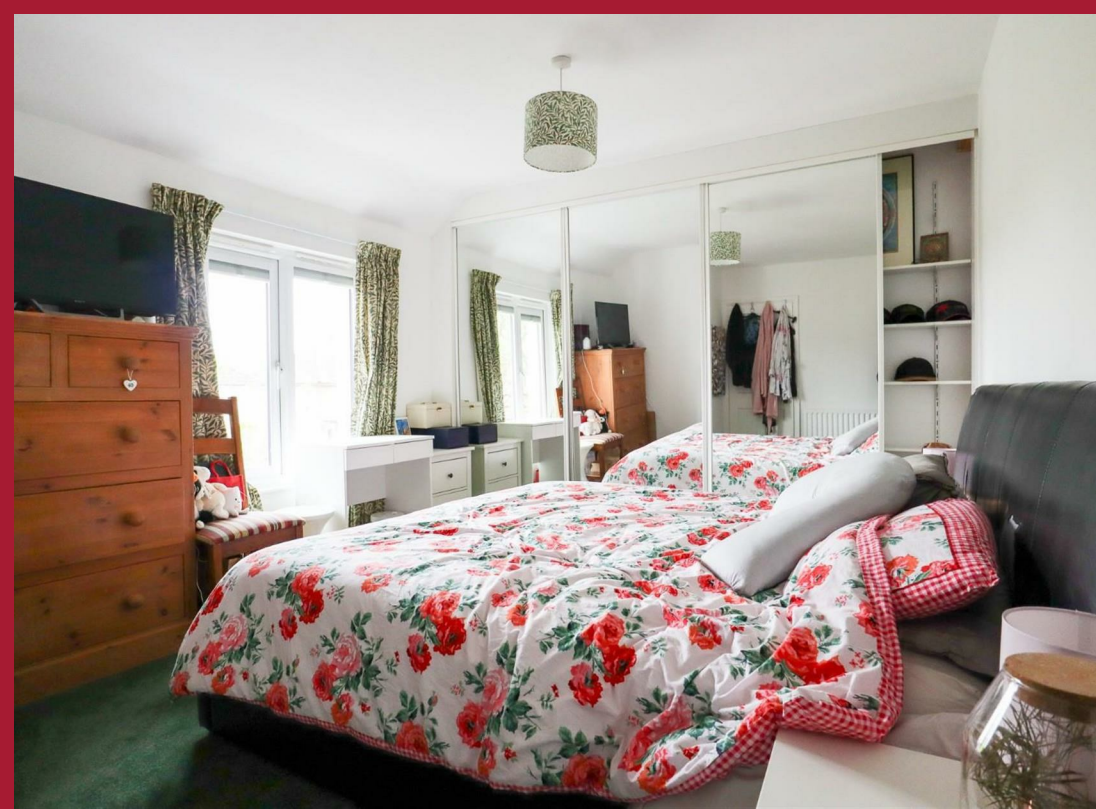
Money Laundering Regulations 2003

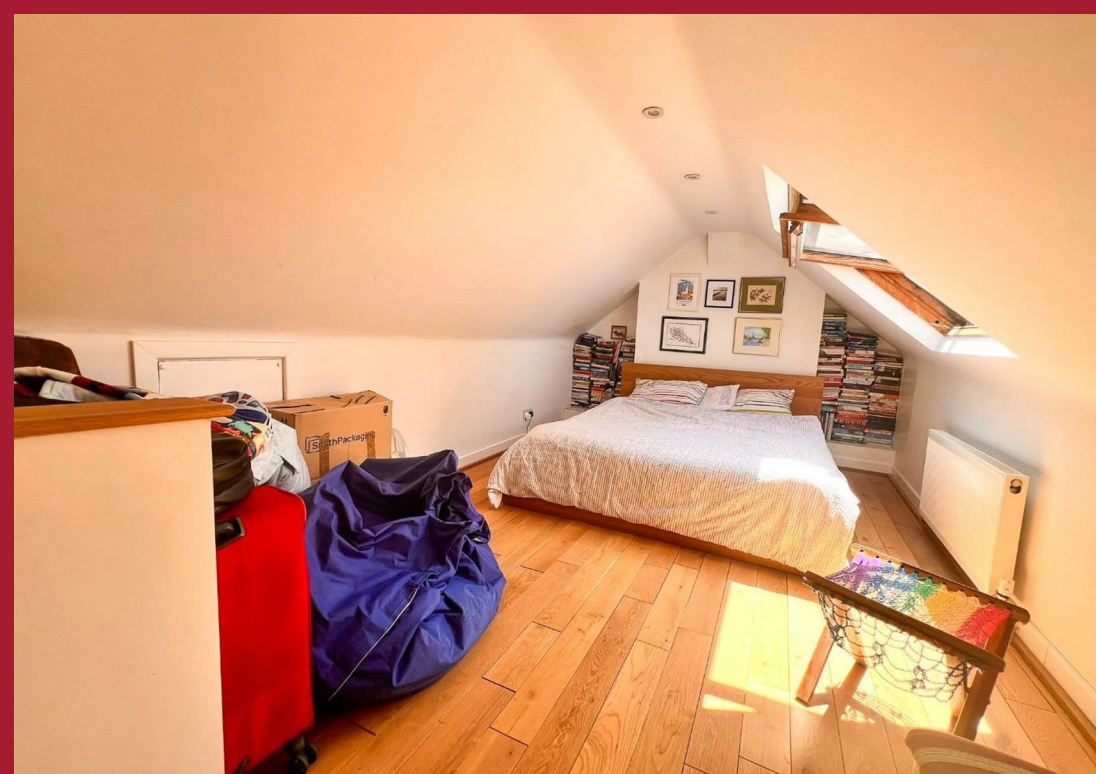
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





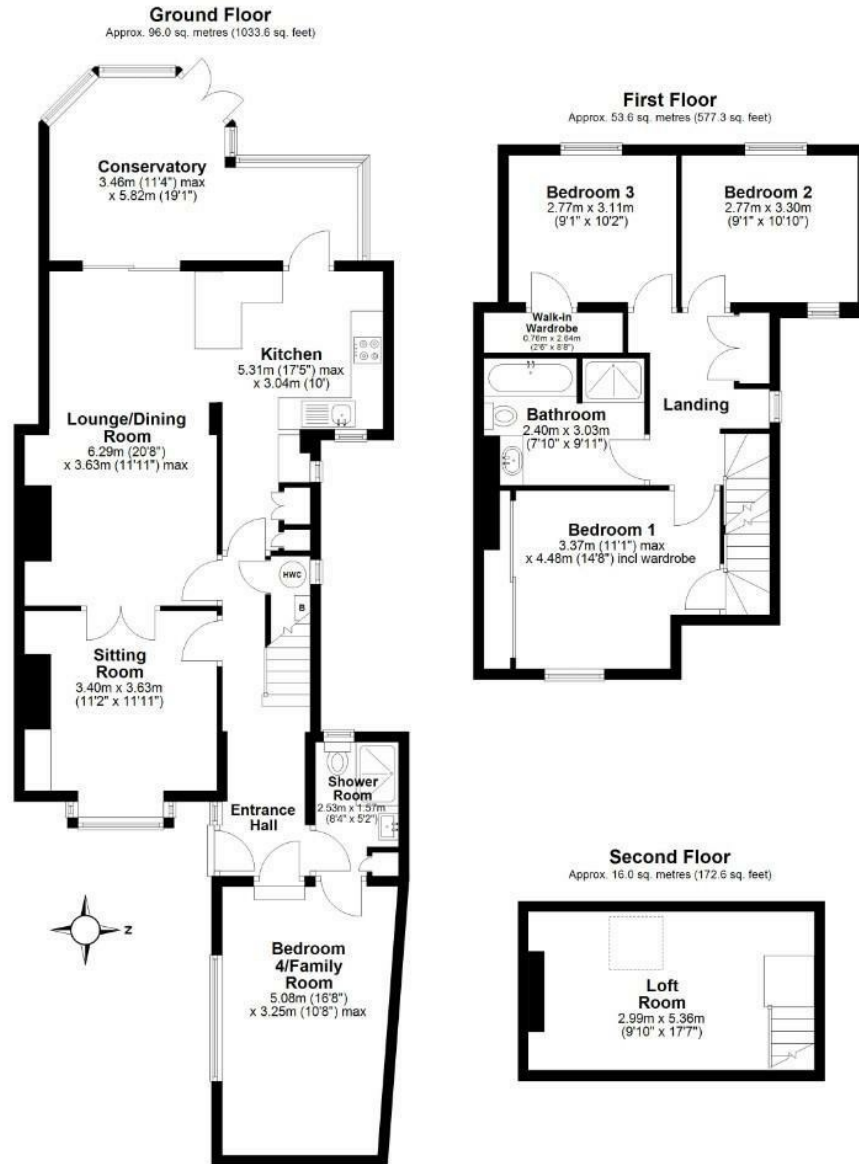








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Total area: approx. 165.7 sq. metres (1783.6 sq. feet)

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.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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