



15 Siskin Road, Uppingham, Rutland, LE15 9UL
£360,000



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15 Siskin Road, Uppingham, Rutland, LE15 9UL
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Extended, modern semi-detached house with ample off-road parking and fully enclosed, low-maintenance rear garden situated on a popular residential estate on the edge of the historic market town of Uppingham. The property is within easy reach of the A47 trunk road, which gives access to Leicester and Peterborough.

A full Planning Permission was been granted on 17/04/2024 to erect a single-storey rear extension (Application No. 2024/0473/FULL).

Benefiting from gas-fired central heating and full double glazing, the interior briefly comprises:

GROUND FLOOR: Entrance Lobby, Cloakroom/WC, Dining Room, Inner Hall, Kitchen, Sitting Room, Conservatory;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Composite front entrance door, internal doors to Cloakroom/WC and Dining Room.

Cloakroom/WC

White suite of low-level WC and wall-mounted wash hand basin with tiled splashback.

Dining Room 4.24m to bay x 3.61m max (13'11" to bay x 11'10" max)

Radiator, bay window to front, door to Inner Hall.

Inner Hall

Stairs leading to first floor, door to Kitchen.

Kitchen 4.70m max x 3.51m max (15'5" max x 11'6" max)

Range of fitted units incorporating wooden work surfaces, inset single drainer sink with mixer tap, base cupboards and drawers and matching eye-level wall cupboards.

Integrated appliances comprise Hoover electric oven and Bosch electric hob. There is space for upright fridge-freezer and two under-counter appliance spaces, one with vent for tumble dryer and another with plumbing for washing machine.

Tiled splashbacks, kick-space heater, double doors to Sitting Room, window and opening to Conservatory.

Sitting Room 5.36m x 5.21m (17'7" x 17'1")

Built-in corner cupboard housing Ideal gas-fired central heating boiler, radiator, recessed ceiling spotlights, dual aspect with four feature full-height windows to front and French doors opening to rear garden.

Conservatory 4.70m x 2.31m (15'5" x 7'7")

Radiator, wall-light points, dual-aspect windows and French doors to private rear garden.

FIRST FLOOR

Landing

Built-in cupboard housing hot water cylinder, loft access hatch, window to side.

Bedroom One 3.66m; 1.22m x 3.15m (12; 4" x 10'4")

Built-in double wardrobe, radiator, window overlooking rear garden.

En-suite Shower Room

White suite comprising low-level WC and pedestal hand basin, shower cubicle, fully tiled splashbacks, radiator, window to rear.

Bedroom Two 3.18m x 2.44m (10'5" x 8'0")

Radiator, window to front.

Bedroom Three 2.13m x 2.08m (7'0" x 6'10")

Radiator, window to front.

Bathroom

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower attachment.

Tiled splashbacks, radiator.

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OUTSIDE

Front Garden

The property's frontage is bounded by panelled fencing and is hard landscaped to feature a tarmac driveway providing ample off-road parking for up to 8 vehicles and adjoining paved shaped terrace leading to the front door.

Rear Garden

The rear garden is fully enclosed by timber fencing and brick-paved for ease of maintenance. There is a pergola immediately to the rear of the house.

Included in the sale is a timber garden shed.

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: EE, Three, O2 - voice and data limited;
Vodafone - none;
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.

PLANNING PERMISSION

A full Planning Permission has been granted to erect a single-storey rear extension. Full details of the Planning Permission can be obtained from the Sole Selling Agent on application or viewed on <https://publicaccess.rutland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SC6JKGNN00900>.

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

AGENT'S NOTE

All furniture may be available by separate negotiation.

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

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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.









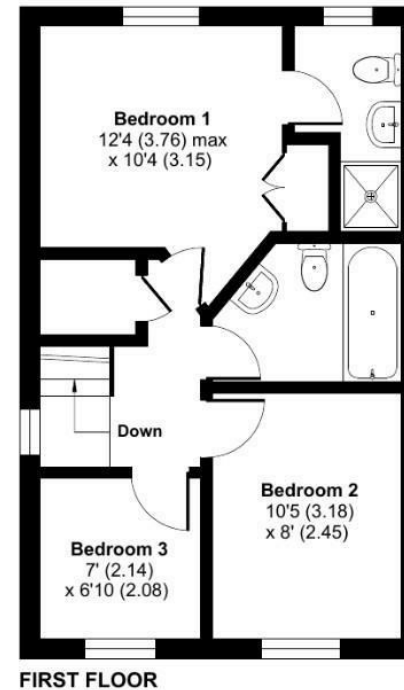
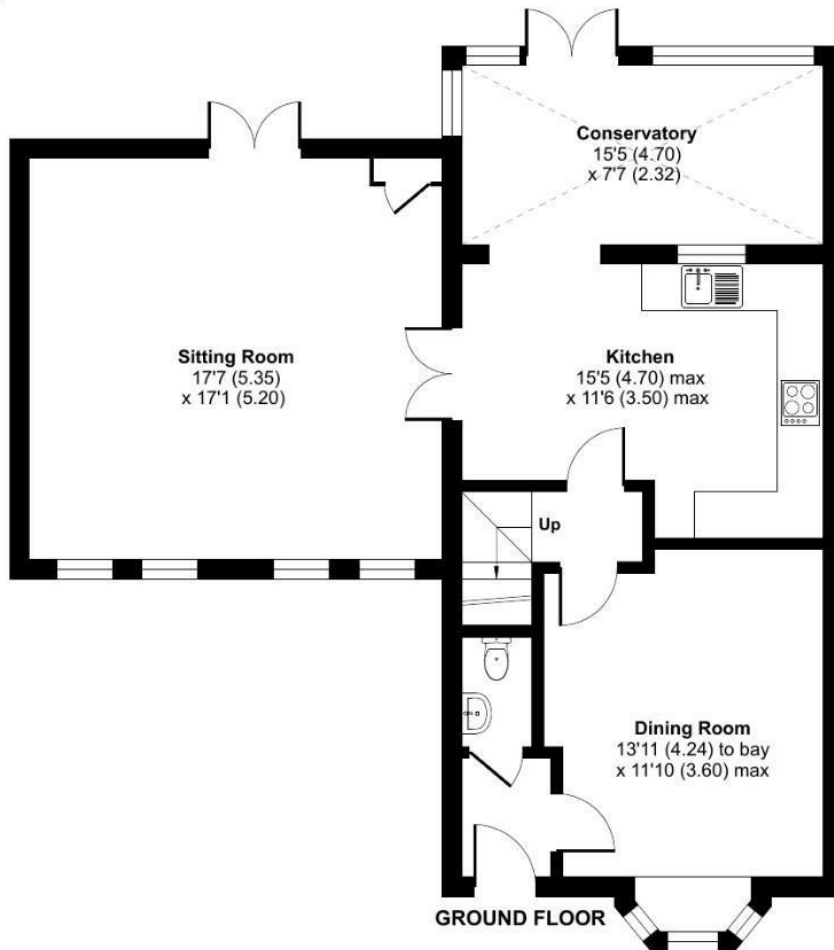




Approximate Area = 1255 sq ft / 116.5 sq m
For identification only - Not to scale



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1225823

