



Chartered Surveyors & Estate Agents

4 Scott Close, Uppingham, Rutland, LE15 9TD
Asking Price £289,950

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

4 Scott Close, Uppingham, Rutland, LE15 9TD

Tenure: Freehold

Council Tax Band: D (Council Tax Band)



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DESCRIPTION

An attractive three storey, semi-detached townhouse offering two bedroom accommodation with character features in a quiet cul de sac on the edge of Uppingham but within walking distance of the town centre and its amenities.

The accommodation benefits from gas fired central and full double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Bedroom Two;

LOWER GROUND FLOOR: Hallway, Living Kitchen, Utility, Shower Room;

FIRST FLOOR: Master Bedroom with en-suite Bathroom.

OUTSIDE there is a single garage (en bloc), tiered, low maintenance garden to front and privately screened lawned garden to rear.

ACCOMMODATION

GROUND FLOOR

Portico with panelled transom front door gives access to:

Entrance Hall 1.91m max x 5.94m max (6'3" max x 19'6" max)

Matt well, radiator, fitted coat hooks, galleried stairs leading to lower ground floor and first floor, recessed ceiling spotlights, window overlooking rear garden.

Sitting Room 3.45m x 4.04m (11'4" x 13'3")

Feature dressed stone fireplace with matching raised hearth housing gas coal effect fire, picture light, radiator, recessed ceiling spotlights, dual aspect with window to side elevation and French doors leading to balcony which provides elevated view over rear garden.

Bedroom Two 3.51m x 1.85m (11'6" x 6'1")

Radiator, window overlooking front garden.

LOWER GROUND FLOOR

Living Kitchen 5.51m x 3.99m (18'1" x 13'1")

Range of fitted units incorporating grey granite effect worktops with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base cupboards and drawers with light timber effect fronts and matching eye level wall cupboards.

Integrated appliances comprise inset four ring gas hob with extractor above and electric oven below, dishwasher and fridge-freezer.

Two radiators, laminate flooring, understairs store cupboard, internal door leading to Hallway, dual aspect windows to side and rear elevations, a set of external French doors opening to rear garden.

Hallway 0.81m x 1.98m (2'8" x 6'6")

Shower Room 1.65m x 1.96m (5'5" x 6'5")

White suite comprising low level WC, pedestal hand basin and shower cubicle with wall mounted shower and tiled surround, radiator.

Utility 2.77m x 1.98m (9'1" x 6'6")

White fronted floor unit with worktop and inset single drainer stainless steel sink, undercounter space and plumbing for washing machine, radiator, wall mounted Ideal gas central heating boiler, radiator, window to rear elevation.

FIRST FLOOR

Landing 1.22m x 1.47m (4'0" x 4'10")

Fitted cupboard, window to front elevation.

Master Bedroom 4.17m max x 5.38m max (13'8" max x 17'8" max)

Three fitted wardrobes, radiator, dual aspect windows to front and rear elevations.

En-suite Bathroom 2.87m max x 1.78m max (9'5" max x 5'10" max)

White suite comprising low level WC, hand basin set within vanity unit and panelled bath with mixer shower attachment and tiled surround. Radiator, fitted cupboard, window to rear elevation.

OUTSIDE

Single Garage

En bloc, second garage from the left as marked in red on a photograph herein.

There is additional off-road parking space in front of the garage.

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Front Garden

The front garden is accessed via steps leading to a paved terrace with adjoining tiered beds screened by established bushes and further steps leading to the front door.

Rear Garden

The enclosed rear garden is laid mainly to lawn with well stocked borders featuring various shrubs, bushes and trees.

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

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.

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 D

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

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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.

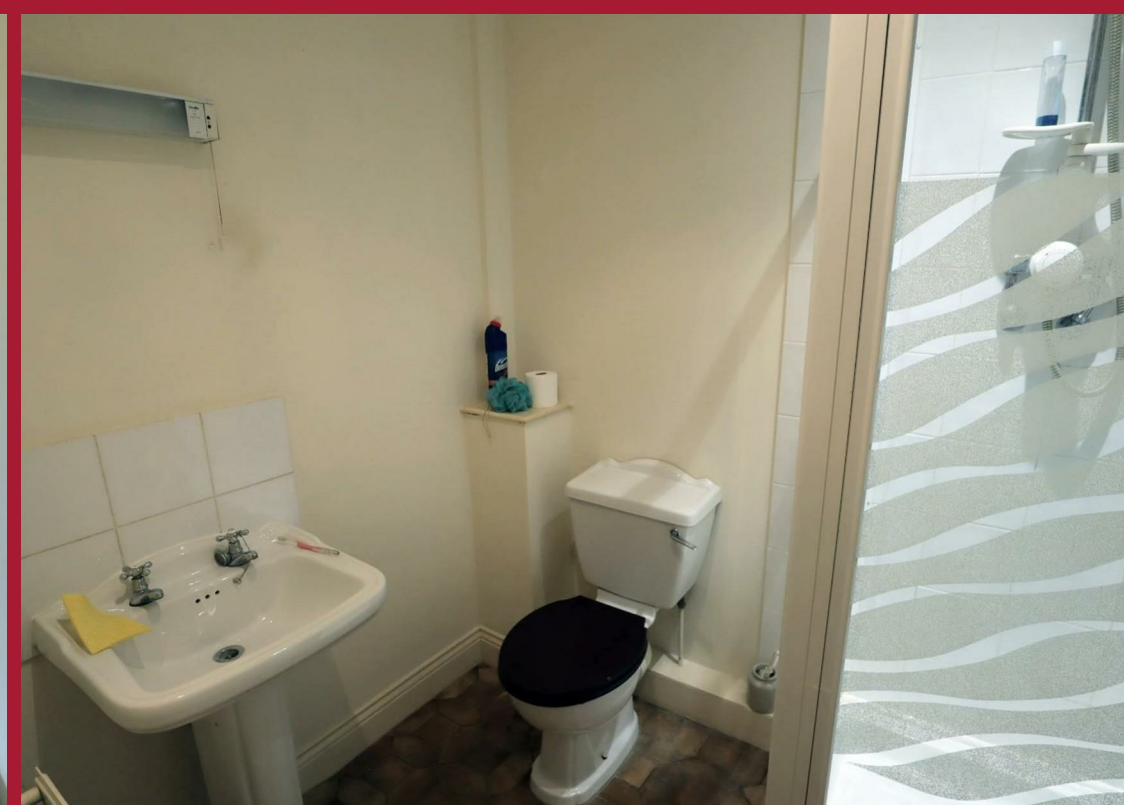
6. The information in these particulars is given

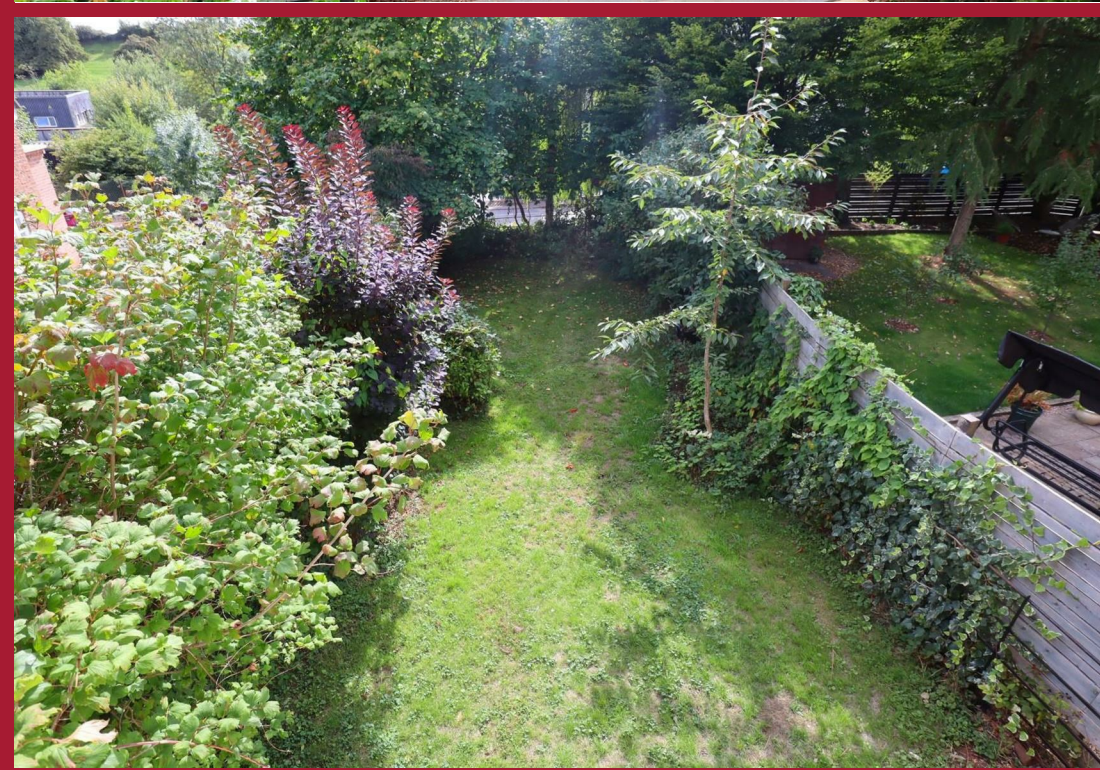
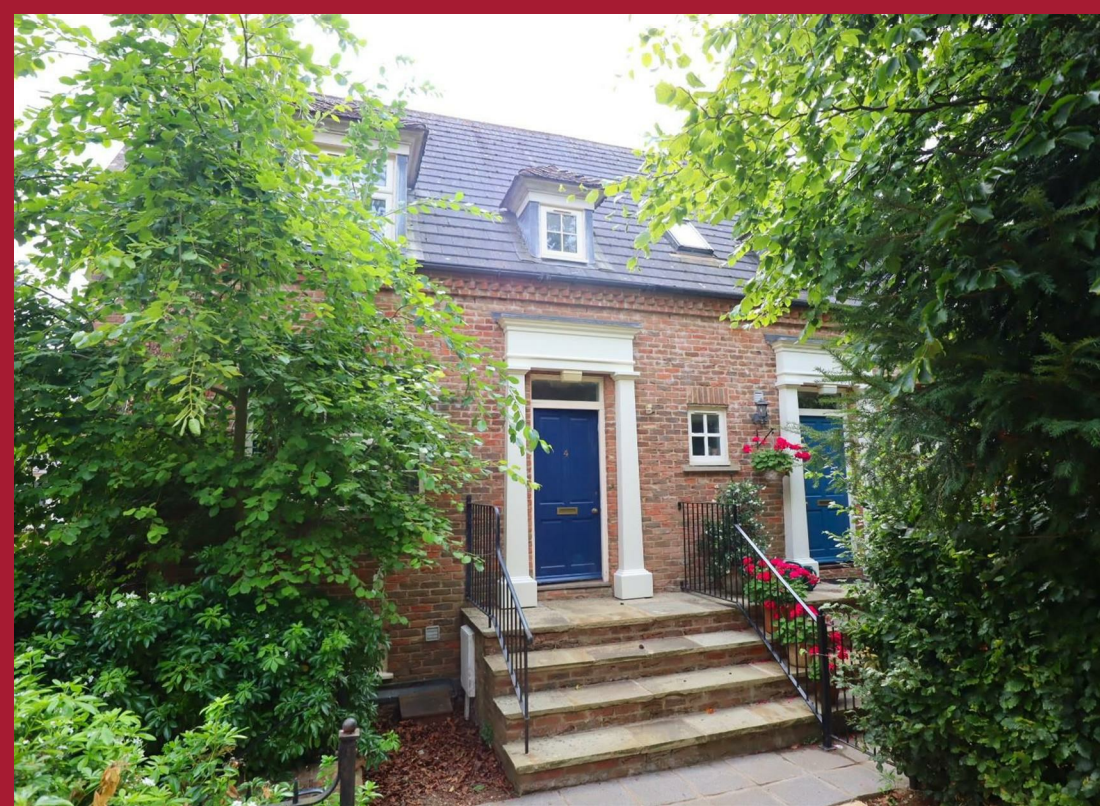
without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

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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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|--|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |