



8 Poplar Close, Uppingham, Rutland, LE15 9RQ
Guide Price £425,000



Chartered Surveyors & Estate Agents

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

8 Poplar Close, Uppingham, Rutland, LE15 9RQ

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



Chartered Surveyors & Estate Agents

An opportunity has arisen to acquire an extended, detached bungalow occupying a large corner plot with double garage, off-road parking for a number of cars and mature, wrap-around gardens within a desirable residential area of Uppingham.



8 Poplar Close, Uppingham, Rutland, LE15 9RQ



Chartered Surveyors & Estate Agents

The property occupies a pleasant cul-de-sac position and provides well-maintained accommodation which benefits from gas central heating and full double glazing.

The interior briefly comprises Entrance Hall, Cloakroom/WC, open-plan Sitting Room and Dining Area, Garden Room, modern Kitchen with integrated appliances, three Bedrooms and Shower Room.

The property is offered for sale with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.18m x 1.32m (10'5" x 4'4")

UPVC double-glazed entrance door with glazed side panel, radiator, internal doors to Sitting Room, WC and attached Garage.

Cloakroom/WC 1.96m x 1.32m (6'5" x 4'4")

White suite comprising low-level WC and pedestal hand basin with tiled splashback, radiator, window to rear.

Open-plan Sitting Room & Dining Area

comprising:

Sitting Room 5.66m x 3.66m (18'7" x 12'0")

Feature fireplace with marble inset, matching raised hearth and timber surround housing electric fire, radiator, wall-light points, bow window to rear, door to Inner Hall

Dining Area 3.07m x 2.69m (10'1" x 8'10")

Radiator, wall-light points, archway to Garden Room.

Garden Room 2.95m x 2.54m (9'8" x 8'4")

Double-glazed construction on low-level brick walls, with picture windows enjoying private outlook over rear garden and external sliding patio doors.

Kitchen 3.48m x 2.67m (11'5" x 8'9")

Range of attractive modern fitted units incorporating timber-effect work surfaces with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, shaker-style base cupboard and drawer units with built-in kick-space heater and matching eye-level wall cupboards. Integrated appliances comprise Whirlpool electric oven with Hotpoint halogen hob and stainless steel extractor above, fridge-freezer and Whirlpool dishwasher.

Spotlighting, window and external double-glazed door to side.

Inner Hall

Built-in airing cupboard housing hot water cylinder and slatted shelving, wall-light point, hatch giving access to boarded loft, doors to Bedroom One, Bedroom Two and Shower Room.

Bedroom One 3.99m max x 3.56m (13'1" max x 11'8")

Radiator, bow window to front, access to Bedroom Three.

Bedroom Three 2.44m x 2.67m incl wardrobe (8'0" x 8'9" incl wardrobe)

(currently used as Dressing Room)
Full-width range of fitted wardrobes with sliding doors, radiator, window to side.

Bedroom Two 3.30m x 2.74m (10'10 x 9'0")

Radiator, window to front.

Shower Room 2.11m x 1.83m (6'11" x 6'0")

White suite of low-level WC and pedestal hand basin, corner shower cubicle with Mira shower, tiled walls, radiator, extractor fan, window to side.

OUTSIDE

Attached Double Garage 5.13m x 4.88m max (16'10" x 16'0" max)

Two electric roller shutter doors, light and power, Worcester gas central heating boiler, window and UPVC personnel door to rear garden.

Gardens

The property occupies a generous corner plot with its open-plan frontage accessed via a shaped, block-paved driveway which leads to the Double Garage and provides off-road parking for a number of vehicles. Adjoining the driveway are lawns with well-stocked borders, inset flowerbeds and specimen trees.

A hand gate to the side of the bungalow links front and rear of the property.

8 Poplar Close, Uppingham, Rutland, LE15 9RQ



Chartered Surveyors & Estate Agents

The south-facing, wrap-around rear garden is fully enclosed and enjoys a good degree of privacy, The garden has been attractively arranged to include paved patio area immediately to the rear of the bungalow, lawns with well-stocked borders featuring a wide variety of establishes trees, shrubs, bushes and colourful flowering plants, a gravelled area with raised sleeper beds and hard standing for a greenhouse.

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.

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 constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of

8 Poplar Close, Uppingham, Rutland, LE15 9RQ



Chartered Surveyors & Estate Agents

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.

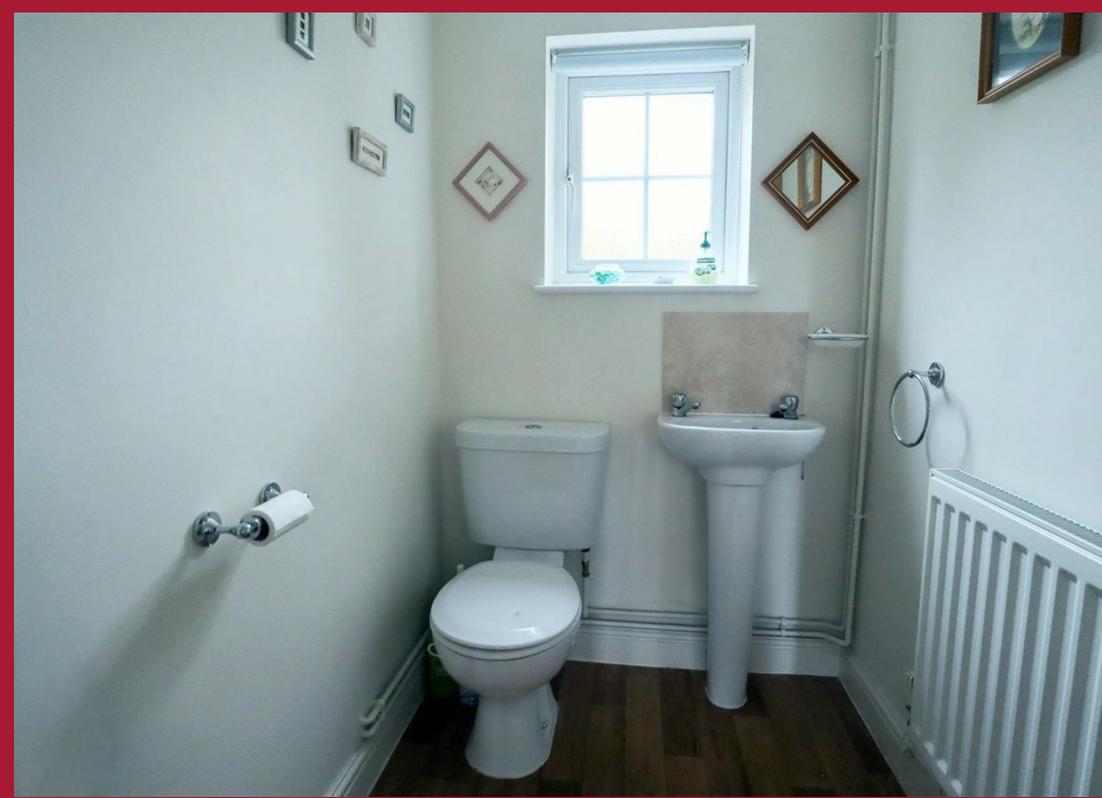
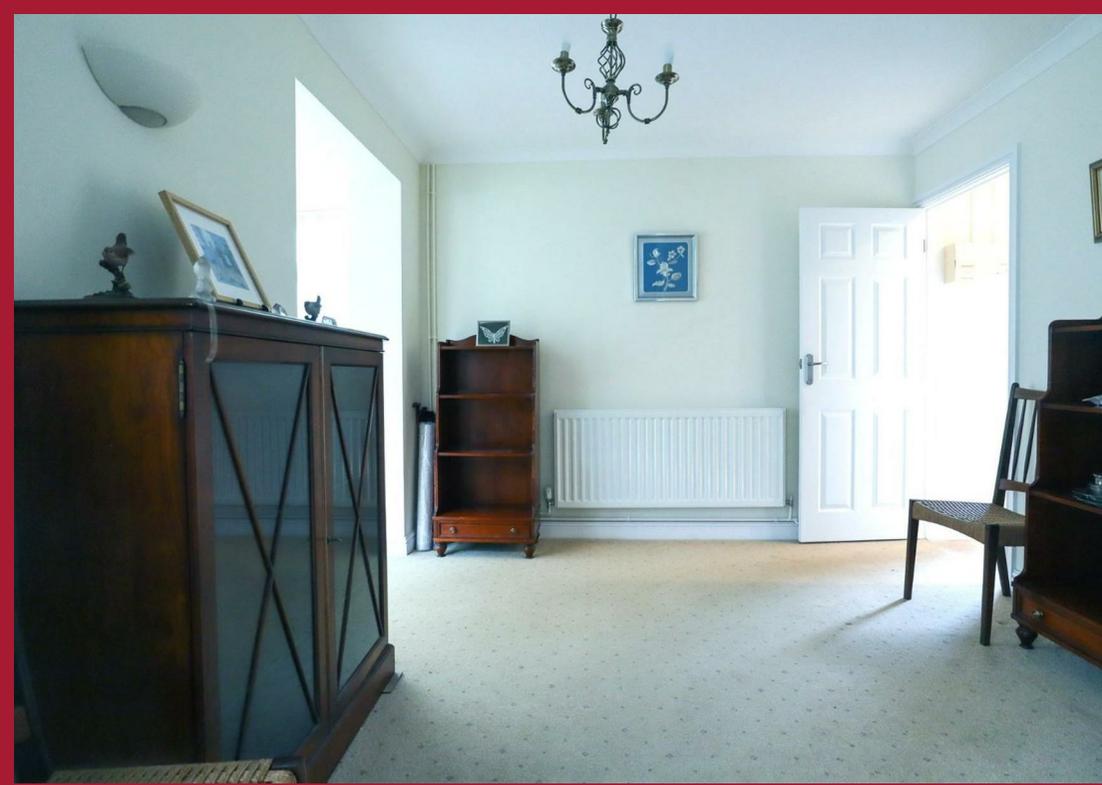
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an

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.



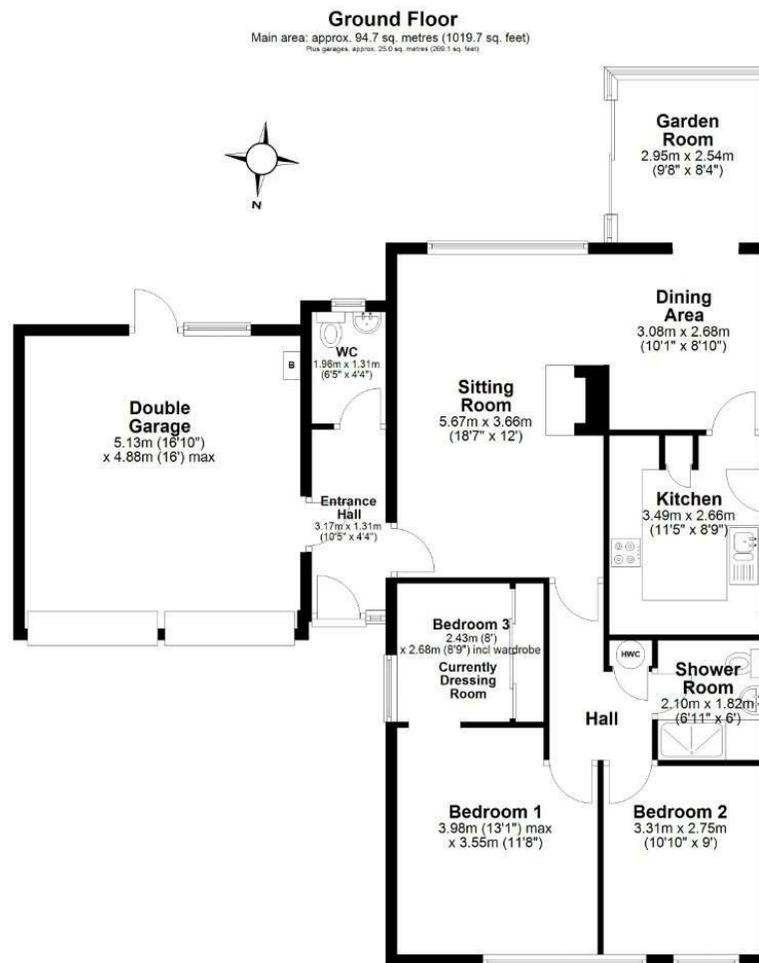












Main area: Approx. 94.7 sq. metres (1019.7 sq. feet)
Plus garages, approx. 25.0 sq. metres (269.1 sq. feet)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	65	72
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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



Chartered Surveyors & Estate Agents