



34C Ayston Road, Uppingham, Rutland, LE15 9RL
£450,000



Chartered Surveyors & Estate Agents

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

34C Ayston Road, Uppingham, Rutland, LE15 9RL

Tenure: Freehold

Council Tax Band: E (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

A tastefully appointed modern, detached house with single garage and professionally landscaped gardens situated within a highly sought-after residential area on the edge of the historic market town of Uppingham.

Benefiting from gas central heating and new double glazing throughout, the well-proportioned and attractively presented accommodation is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Reception Hall, Utility/WC, shaker-style Kitchen/Diner, Rear Porch, Dining Room, Lounge with feature log burner; **FIRST FLOOR:** three good-size Bedrooms, Bathroom.

A fully boarded loft space provides excellent potential for conversion, subject to necessary planning permissions.

ACCOMMODATION

GROUND FLOOR

Reception Hall

Radiator, return staircase leading to first floor, understairs store cupboard.

Utility/WC 2.36m x 2.03m (7'9" x 6'8")

White suite of low-level WC and pedestal hand basin, Bosch washing machine (included in the sale), space for tumble dryer, wall-mounted Potterton gas central heating. Half-tiled walls, window to front.

Kitchen/Diner 4.37m x 3.25m (14'4" x 10'8")

Recently refitted with excellent range of attractive fitted units incorporating granite-effect work surfaces with metro tiles to splashbacks, inset sink with mixer tap, ample shaker-style base drawers and cupboards (with oval handles) and matching eye-level wall cupboards with ambient lighting beneath. Included in the sale is a Rangemaster cooker with extractor hood above and freestanding undercounter dishwasher. There is space for upright fridge-freezer.

Radiator, dual-aspect windows to side and rear overlooking garden, half-glazed door to Rear Porch, internal door to Dining Room.

Rear Porch 1.73m x 1.02m (5'8" x 3'4")

Space for boots and coats, window and half-glazed external door to rear garden.

Dining Room 3.96m x 3.25m (13'0" x 10'8")

Radiator, glazed double doors leading to Lounge, external French doors giving access to sunken rear patio area and south-facing, terraced garden beyond.

Lounge 5.05m x 3.96m (16'7" x 13'0")

Feature fireplace housing log-burning stove on stone hearth, radiator, wall-light points, dual-aspect windows to front and side.

FIRST FLOOR

Half-landing

With window to side.

Gallery-style Landing

Hand rail with open spindles, loft access hatch.

Bedroom One 4.32m x 3.96m (14'2" x 13'0")

Built-in double wardrobe with integral hanger rail and shelf, radiator, dual-aspect windows to side and rear.

Bedroom Two 3.61m x 3.25m (11'10" x 10'8")

Built-in double wardrobe with integral hanger rail and shelf, radiator, window overlooking rear garden.

Bedroom Three 3.96m x 2.92m (13'0" x 9'7")

Radiator, window to front.

Bathroom 3.51m x 1.91m (11'6" x 6'3")

White suite comprising panelled bath with Aqualisa shower above, wash hand basin and low-level WC, fully tiled splashbacks, radiator, built-in airing cupboard housing hot water cylinder and pine slatted shelving, extractor fan, window to front.

Loft Space 8.48m x 2.49m (27'10" x 8'2")

The fully boarded loft provides ample storage and offers potential to convert, subject to necessary planning permissions.

OUTSIDE

The property is accessed via shared driveway which leads to the detached Garage and provides additional off-road parking for two vehicles.

Detached Single Garage 4.98m x 2.97m (16'4" x 9'9")

Light and power, shelving (included), up-and-over

34C Ayston Road, Uppingham, Rutland, LE15 9RL

Tenure: Freehold

Council Tax Band: E (Rutland County Council)



Chartered Surveyors & Estate Agents

door, double-glazed personnel door to side, storage above.

Front Garden

The front garden is mainly hard-landscaped for ease of maintenance, with two inset shaped beds.

A hand gate to the side of the house gives access to the rear garden.

Rear Garden

The fully enclosed, tiered rear garden enjoys a southerly aspect and has been attractively landscaped to feature a sunken patio area with low-level brick boundary immediately to the rear of the house, a semi-circular lawn and shaped terrace stocked with shrubs and flowers at the top of the 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.

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 E
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

34C Ayston Road, Uppingham, Rutland, LE15 9RL
Tenure: Freehold
Council Tax Band: E (Rutland County Council)



Chartered Surveyors & Estate Agents

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.













