4 Brook Close, Uppingham, Rutland, LE15 9PE

Guide Price £250,000

MURRAY

Chartered Surveyors & Estate Agents

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

4 Brook Close, Uppingham, Rutland, LE15 9PE
Tenure: Freehold
Council Tax Band: B (Rutland County Counci;)

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Attractive, extended semi-detached property with garage and landscaped gardens situated in a popular residential area on the edge of Uppingham enjoying delightful countryside views to the rear.

** Sitting Room * Kitchen/Diner * Utility * 3 Bedrooms * 2 Bath/shower Rooms **

The property is offered for sale with NO CHAIN.

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The property has been very well maintained and offers a three-bedroom accommodation which benefits from from gas central heating and replacement double glazing. The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room with feature fireplace, Kitchen/Diner, Utility Room, Shower Room; FIRST FLOOR: three Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
Double-glazed entrance door with leaded-light detail, radiator, staircase leading to first floor, door to Sitting Room,

Sitting Room 4.88m x 3.18m max (16'0" x 10'5" max)
Feature period-style fireplace with timber mantel, tile inset and matching hearth housing coal-effect electric fire, radiator, window to front, door to Kitchen/Diner.

Kitchen/Diner 2.77m x 4.19m (9'1" x 13'9")
Range of attractive fitted units incorporating granite-effect work surfaces, inset single drainer stainless steel sink with mixer tap above, ample base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet.

Built-in appliances comprise eye-level Zanussi double electric oven and inset Neff four-ring gas hob with extractor hood above. There are two undercounter appliance spaces (for washing machine and dishwasher), as well as space for an upright fridge-freezer.

Radiator, tiled splashbacks, understairs cupboard, two windows to rear overlooking garden, archway to Utility.

Utility Room 3.02m x 2.54m (9'11" x 8'4")
Wall-mounted cupboards, wall-mounted Vaillant gas-fired central heating boiler, tiled floor, internal doors to shower Room and Garage, external door to rear garden.

Shower Room 1.09m x 2.51m (3'7" x 8'3")
White suite comprising low-level WC and wash hand basin, shower cubicle with aqua-board splashbacks and Mira power shower, matching aqua-board lined walls, chrome heated towel rail, window to rear.

FIRST FLOOR

Landing
Built-in airing cupboard housing hot water cylinder, loft access hatch.

Bedroom One 2.79m x 4.19m (9'2" x 13'9")
Radiator, window providing outlook over garden and views over rural countryside.

Bedroom Two 3.05m x 2.16m (10'0" x 7'1")
Built-in bedroom furniture, radiator, window to front.

Bedroom Three 2.13m x 1.96m (7'0" x 6'5")
Radiator, window to front.

Bathroom 2.13m x 1.73m (7'0" x 5'8")
White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and fitted glass shower screen.

Fully tiled walls, radiator, shaver point, extractor fan, window to side.

OUTSIDE

Attached Single Garage 5.89m x 2.59m (19'4" x 8'6")
Light and power, manual up-and-over door.

Front Garden
The front garden is attractively landscaped for ease of maintenance to include pathway flanked by low hedging leading to the front door and adjoining lawn. A block-paved driveway leads to the Garage and provides an additional off-road parking space.

Rear Garden
The fully enclosed rear garden includes a paved patio area with low-level walling boundary and lawn.

Garden store and shed are included in the sale.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/

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Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor
O2 - variable outdoor
Three - variable outdoor
Vodafone - poor to none 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, chemist, library, dentist.

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 B
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 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.

BOSCH

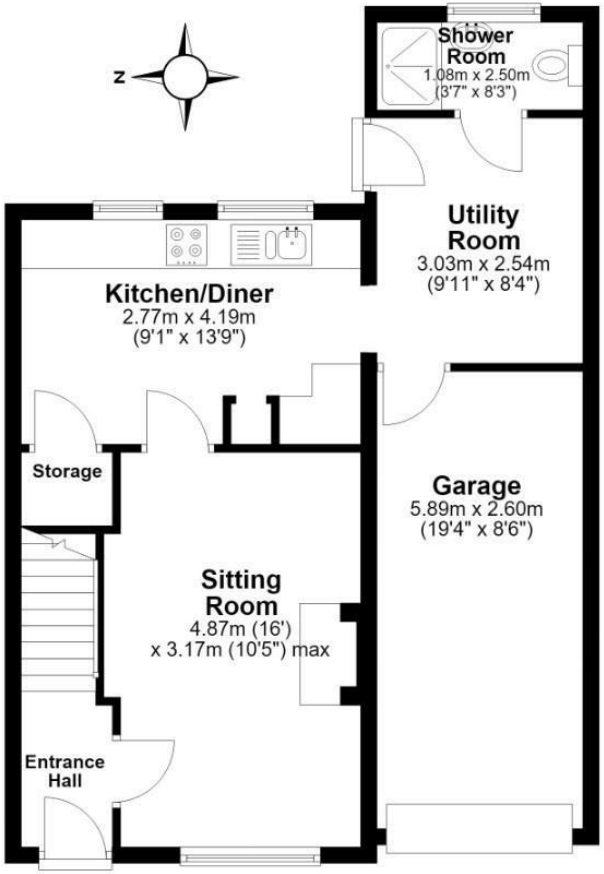
Vaillant

NONNY LOVES

Ground Floor

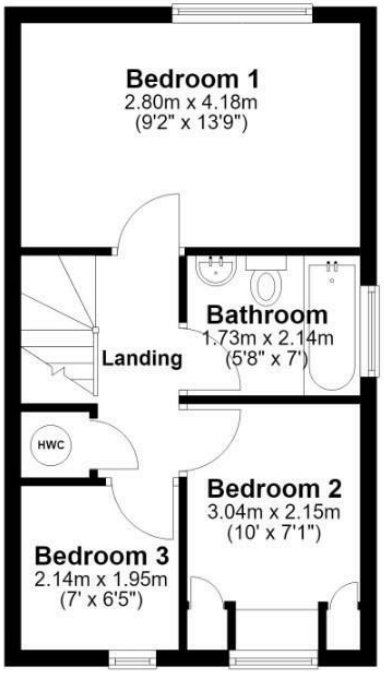
Main area: approx. 43.7 sq. metres (470.6 sq. feet)

Plus garages, approx. 15.3 sq. metres (164.8 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)

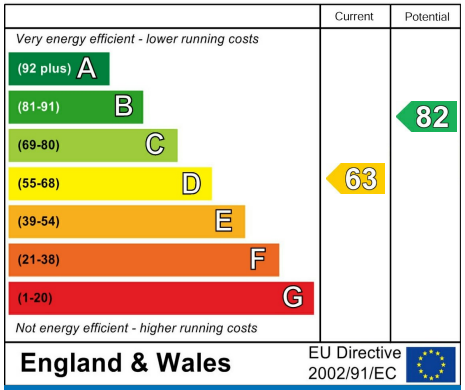


Main area: Approx. 76.5 sq. metres (823.4 sq. feet)

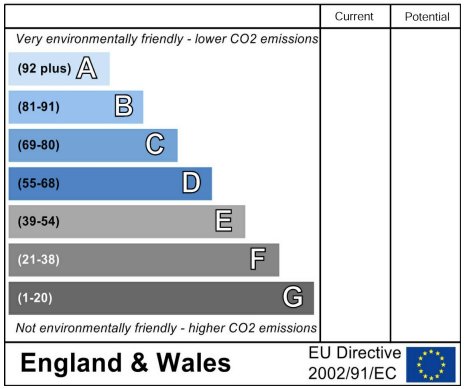
Plus garages, approx. 15.3 sq. metres (164.8 sq. feet)

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



Environmental Impact (CO_2) Rating



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