



40 Lime Tree Avenue, Uppingham, Rutland, LE15 9SS
Offers In Excess Of £450,000



Chartered Surveyors & Estate Agents

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

40 Lime Tree Avenue, Uppingham, Rutland, LE15 9SS

Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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A well-proportioned, modern detached family home occupying a pleasant plot with private rear garden and off-road parking for two cars within a desirable, established residential area on the edge of the historic market town of Uppingham.

**** Sitting Room * Living Kitchen/Diner * Utility * WC * 4 Double Bedrooms * 2 Bath/Shower Rooms ****



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Featuring a refitted, contemporary living kitchen/diner, the tastefully presented accommodation benefits from full gas central heating and UPVC double glazing throughout and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Living Kitchen/Diner, Utility Room;

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

The property's integral garage got converted to provide an excellent Utility Room (accessed from the kitchen) and Storage (accessible from the front).

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double-glazed entrance door, built-in cloaks cupboard, parquet floor, stairs leading to first floor.

WC

White suite of low-level WC and corner hand basin with tiled splashback, radiator, parquet floor, extractor fan.

Sitting Room 5.46m incl bay x 3.91m (17'11" incl bay x 12'10")

Elegant fireplace with marble inset and matching raised hearth housing coal-effect gas fire, two radiators, understairs areas, window to side, bay window to front.

Open-plan Living Kitchen/Diner 4.70m max x 5.99m (15'5" max x 19'8")

Excellent range of stylish, contemporary units incorporating granite-effect work surfaces with upstand, inset sink with mixer tap, ample soft-close base cupboards and drawers and matching wall cupboards.

Integrated appliances comprise fridge-freezer, Bosch dishwasher, Neff electric double oven and five-ring Lamona gas hob with glass splashback and stainless steel extractor hood above.

Radiator, tiled floor, window overlooking rear garden, French doors with matching side panels to rear patio, internal door to Utility Room.

Utility Room 4.34m x 2.62m (14'3" x 8'7")

Fitted worktop with upstand and inset sink with mixer tap, base cupboards and two undercounter appliance spaces (one of them with plumbing for washing machine), eye-level wall-mounted cupboards, fitted tall double cupboard, wall-mounted Ideal gas central heating boiler.

Radiator, laminate floor, part-glazed external door to rear garden.

FIRST FLOOR

Gallery-style Landing

Built-in airing cupboard housing hot water cylinder and slatted shelving, hatch with retractable ladder

giving access to partially boarded loft with light, window to side.

Bedroom One 3.76m incl wardrobes x 3.91m (12'4" incl wardrobes x 12'10")

Range of built-in wardrobes (two double and one single), radiator, dual-aspect windows to front and side.

En-suite Shower Room 2.26m x 1.45m (7'5" x 4'9")

White suite of low-level WC and pedestal hand basin, shower cubicle, fully tiled splashbacks, radiator, shaver point, extractor fan, window to front.

Bedroom Two 3.35m x 3.33m (11'0" x 10'11")

Built-in double wardrobe, radiator, window to front.

Bedroom Three 3.30m incl wardrobes x 2.97m (10'10" incl wardrobes x 9'9")

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

Bedroom Four 3.61m x 2.72m (11'10" x 8'11")

Radiator, window to rear.

Bathroom 2.34m max x 2.97m (7'8" max x 9'9")

White suite comprising low-level WC, pedestal hand basin and panelled bath, separate shower cubicle, fully tiled splashbacks, radiator, shaver point, extractor fan, window to front, window to rear.

OUTSIDE

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Integral Storage 1.42m x 2.62m (4'8" x 8'7")

(front part of ex-garage)

Light and power, up-and-over door to front.

Parking

The property is accessed via a double-width tarmac driveway which provides parking for two cars.

Adjoining the driveway is a gravel terrace.

Garden

The fully enclosed rear garden is privately screened by a mature birch tree and bushes. The garden has been attractively arranged to include paved patio area immediately to the rear of the house, adjoining lawn with well-stocked borders and a gravel terrace at the top of the garden.

Outside tap, side access for bins, etc.

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, variable 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 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.

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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.

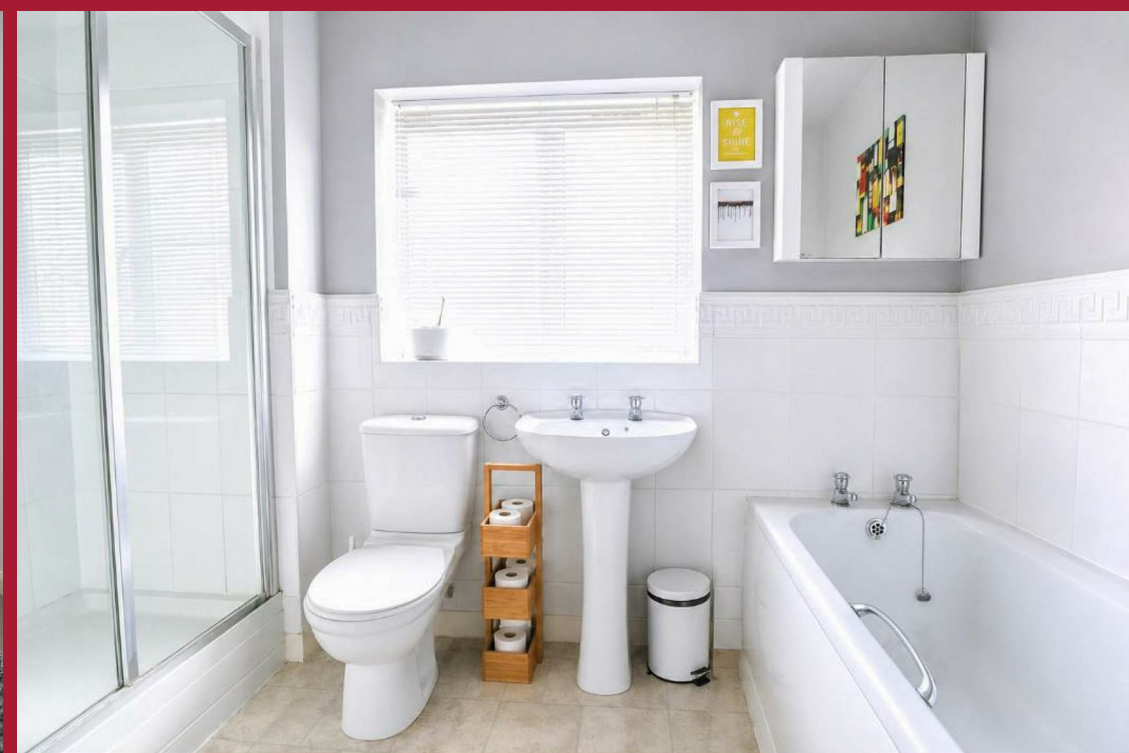
Money Laundering Regulations 2003

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.





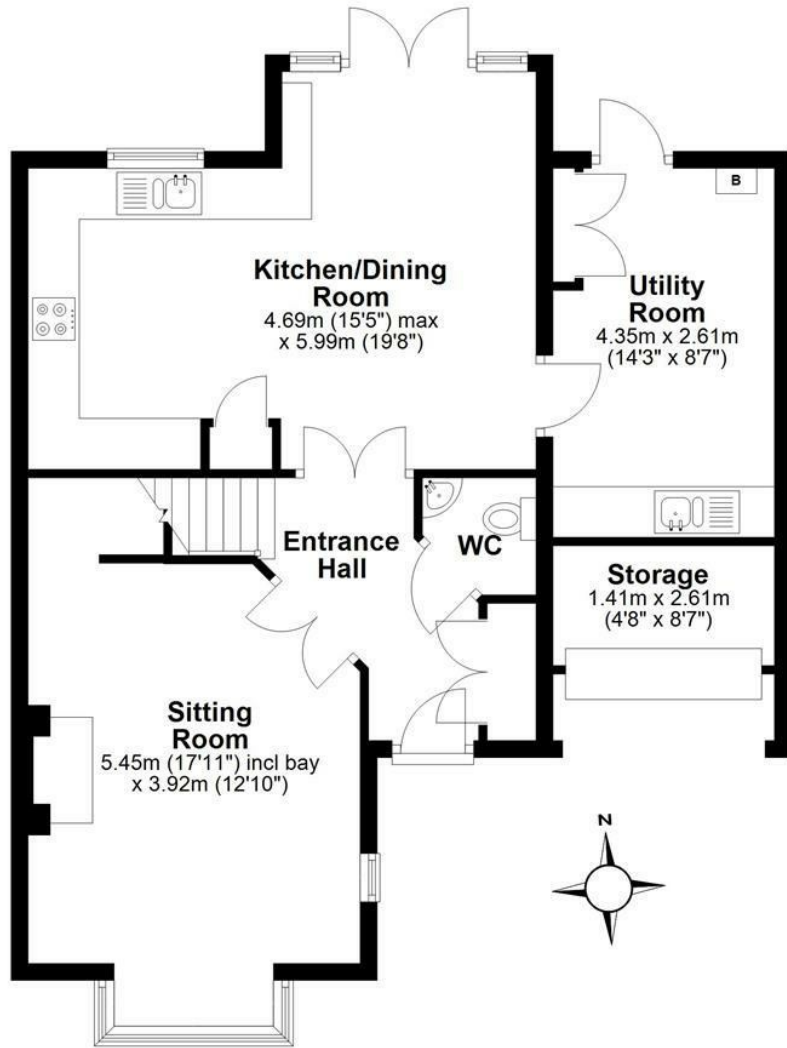






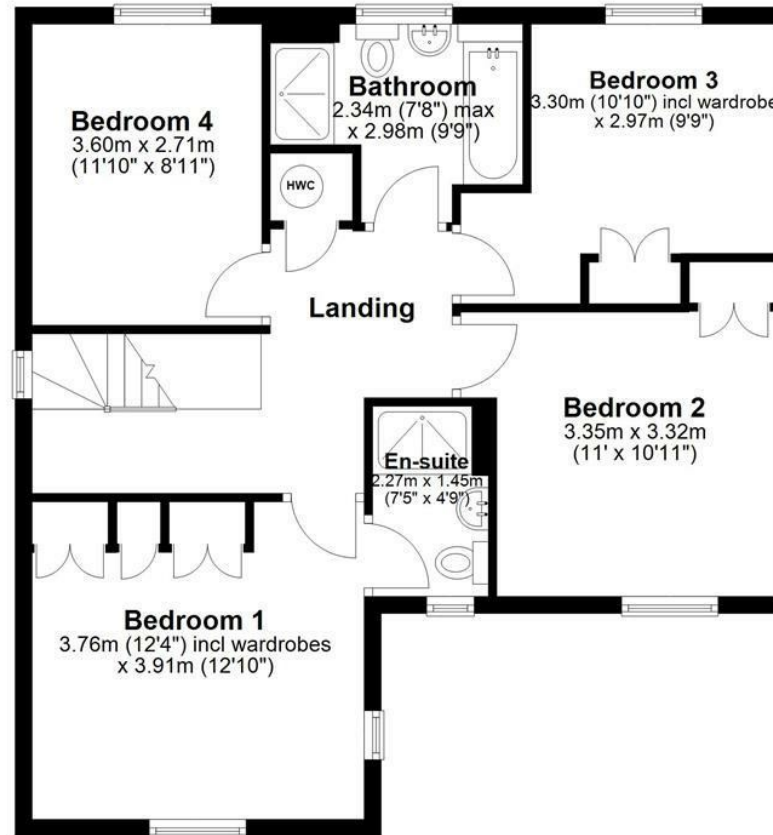
Ground Floor

Approx. 72.0 sq. metres (774.9 sq. feet)
(excluding unnamed room)



First Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



Total area: approx. 142.0 sq. metres (1528.8 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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