



11 Poplar Close, Uppingham

Offers over £375,000 - Freehold

- Newly refurbished bungalow within easy walking distance of The centre of Uppingham, itself a gem in the heart of Rutland
- Much sought after location is an exclusive estate
- Luxury fitted kitchen with new appliances
- Fitted study
- 3 bedrooms and 2 bathrooms
- Large open plan entertaining area
- Separate utility room with services





- Large integral double garage
- Attractive private gardens and ample off-street parking
- Large private patio area
- Open, sunny aspect with exceptionally light rooms
- uPVC double glazing throughout
- Gas fired Central Heating – efficiency rated condensing boiler coupled with ‘Contour’ thermostatically controlled radiators and ‘on-demand’ hot water

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Enjoying a very convenient location within easy (level) walking distance of all shops and amenities in this charming Rutland market town, this contemporary, spacious single-storey property has been newly refurbished to a very high standard with quality fixtures and fittings throughout to provide the best of modern day living accommodation in a very easy to maintain property.

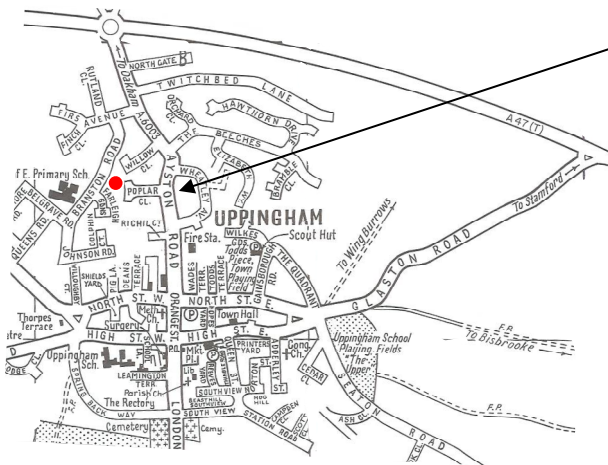
The principal reception area provides open plan living with the lounge and dining area being of generous proportions with beautiful outlook over the very pretty gardens to the front and direct access to the large patio and private gardens to the rear.

The property has fitted carpeting throughout other than in the kitchen and utility and integrated appliances in the kitchen and the central heating system are all new. Windows throughout are uPVC double glazed and all rooms enjoy plenty of natural daylight. The external walls are cavity insulated and internal wall have been foam filled for warmth and sound insulation. Outside, there is a large patio area to the rear of the property which is ideal for entertaining in addition to well stocked gardens surrounding the property on all sides.



An inspection is highly recommended to fully appreciate the high quality of the works carried out and the superb accommodation offered.

LOCATION:



Uppingham lies just off the A47, about half way between Leicester to the west and Peterborough to the east, and about six miles south of Oakham and north of Corby on the A6003

(i) From the North, West and East:

at the A47 / A6003 roundabout, proceed south towards the centre of Uppingham. Poplar Close is the third turn on the right hand side (before the traffic lights);

(ii) From the South and centre of Uppingham:

at the Jet fuel station, proceed north on the Ayston Road (A6003) towards Oakham. Poplar Close is the first turn on the left hand side.

No.11 is at the ‘top right hand corner of Poplar Close.

ACCOMMODATION COMPRISES

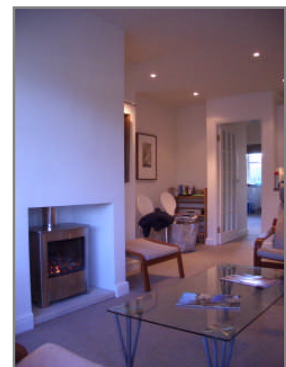
(see attached floor plan)

Entrance Hall: fully glazed uPVC front door with roof light above leading to carpeted entrance hall with recessed halogen ceiling spotlights. Timber door off to Study and glass panelled entrance into Lounge.

Study: (x approx) fitted corner desk, shelving and drawer units with ample power sockets and telephone points for phone/fax and computer (Broadband) connections; recessed halogen desk lighting and ceiling spotlight; large aspect window overlooking the patio area and private rear garden.



Lounge: (x approx) attractive open plan room with brushed stainless gas fire with picture lights to either side, recessed halogen ceiling spotlights; ample power sockets (including separately switched 5A lighting circuit); TV/satellite connections; side and large Bay windows overlooking Poplar Close and the formal gardens (south facing) to the front of the property; fitted window blinds to Bay window; open access to kitchen / dining area and access off to Bedroom and Bathroom 1, with glass panelled doors to Utility and to further Bedrooms 2 & 3.



Dining Kitchen: (x max) with double opening uPVC double glazed French doors to patio and rear garden. Attractive porcelain floor tiles, range of matching base and wall units with Axiom work surfaces and integrated appliances comprising CDA fridge and dishwasher and Hotpoint double oven, ceramic hob and double extractor above with recessed lighting; 1½ bowl stainless steel sink with integral filtered water supply, under unit lighting and recessed halogen ceiling spotlights:



Utility: (x approx) with Axiom work surface with inset 1½ bowl stainless steel single drainer sink unit with cupboard below; plumbed for washing machine (not included) and with space for separate tumble dryer and freezer; full height heated towel rail; mains water meter, water filter, shut-off valve and central heating drain-down tap below sink; internal electricity meter box / external gas meter box; vinyl flooring; wall and recessed halogen ceiling lights. Half glazed uPVC doors giving side access to front and rear garden areas;

Landing: Heated, fitted linen cupboard and separate broom cupboard with electrical distribution box; smoke detector unit and central heating thermostatic controls; Ladder access to attic area and doors off to Bedrooms 2 & 3 and to Bathroom 2.

Bedroom 1: (x approx) ample power sockets, south facing window overlooking private garden to the front of the property; fitted window blinds.



Bathroom 1: (x approx) having white suite comprising panelled bath with mixer shower tap, fully tiled separate shower over with glass screen, pedestal wash basin, wall mirror and light over; low level wc; heated towel rail and side aspect window.

Bedroom 2: (x approx) ample power sockets, double aspect window overlooking rear garden; TV/satellite connection; fitted window blinds.

Bedroom 3: (x approx) ample power sockets, window overlooking rear garden; TV/satellite connection; fitted window blinds.

Bathroom 2: (x approx) having white suite comprising pedestal wash basin, wall mirror and light over; stand alone corner shower with large fully tiled, built-in corner shower cubicle and thermostatic shower; low level wc; fitted bathroom display cabinet; heated towel rail and side aspect window.

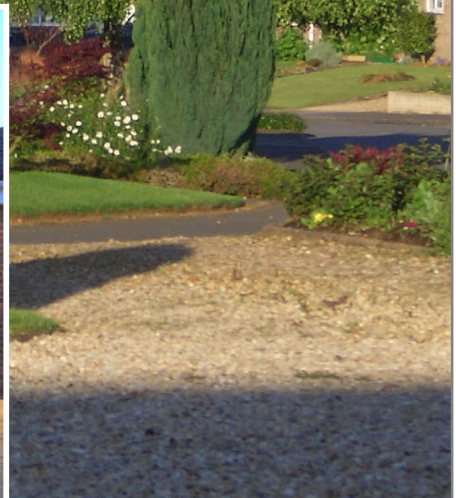
Attic space: (x approx) access by timber, slingsby ladder from Landing; fully insulated and boarded to central area between main roof trusses; ample power sockets and lighting; TV signal booster unit and satellite connections; telephone junction box; secondary mains gas and water shut-off valves; high efficiency Baxi 133HE Combi condensing boiler (SEDBUK band A energy rating >90%).



Double Garage: (x approx) with dual entry up and over aluminium doors to front of property and single access timber door with windows to patio area at the rear; electric light and power; mains water connection.

OUTSIDE

To the front of the property, the secluded garden enjoys a very sunny, southerly aspect and enjoys views over the other gardens in Poplar Close towards the Ayston Road access. The rear garden is fully enclosed with fencing and hedge boundaries, lawn, borders, mature trees, shrubs and bushes. The rear patio area is very private and enjoys sunshine for most of the day. Guttering systems at the rear of the property feed into water-butt storage with overflow water dispersed to the rest of the garden. Outside lighting and mains water connections for hose compliment the high standard of finish throughout.



ADDITIONAL NOTES: All fitted carpets and fixed lighting are included with the sale of the property. Furniture and other furnishings may be made available subject to separate negotiation with the Vendor

SERVICES Mains water (metered) and drainage, Gas and Electricity
Satellite services are available to the property (subject to connection contracts) together with good terrestrial TV connection.
The property is presently served by one incoming telephone line (BT) although connections internally make allowance for connection of a second incoming line through the BT junction box at the front of the property. Telephone and Broadband service to the property is currently provided by Carphone Warehouse plc (TalkTalk) under contract.

TENURE Freehold.

POSSESSION Vacant possession on completion.

COUNCIL TAX Property band 'D' Property reference: 354043000110007
Payable 2007-08 £1555.12 gross

Rutland County Council District Council
Catmose, Oakham, Rutland LE15 6HP
Tel: 01572 722577

VIEWING Strictly by appointment through the selling agents:

Moores Estate Agents

2 Orange Street, Uppingham, Rutland LE15 9SQ
36 High Street, Oakham, Rutland LE15 6AL

Tel: 01572
Tel: 01572 757979

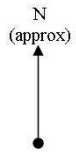
and at

The Mayfair Office

12 Lees Place, Grosvenor Square, London W1K 6LW

Tel: +44 (0)20 7408 1400

These particulars, although believed to be correct, do not form part of an offer or a contract and are not intended to form any representation of fact.
Any prospective purchaser must rely upon their own enquiries and inspection.



Scale (approx. only) - feet
0 5 10

11 Poplar Close
Uppingham LE15 9RQ

Floor Plan

