



**44 North Street West, Uppingham, Rutland, LE15 9SG**  
**£325,000**

**MURRAY**

Chartered Surveyors & Estate Agents

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

**44 North Street West, Uppingham, Rutland, LE15 9SG**

**Tenure: Freehold**

**Council Tax Band: C (Rutland County Council)**



## **DESCRIPTION**

Middle-terrace house with large, mature gardens offering well-proportioned accommodation with 2 reception rooms, 3 bedrooms and 2 bath/shower rooms situated in an established residential area of Uppingham, within walking distance of the town centre and its amenities.

With gas central heating and double glazing throughout, this charming house has been well maintained by the present owners while still leaving scope for further updating.

The interior is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Lobby, Entrance Hall, Lounge, Living Room, Kitchen/Diner, Rear Lobby, Shower Room; **FIRST FLOOR:** three Bedrooms, Bathroom.

Early viewing is highly recommended.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Lobby**

Main entrance door, internal door to Entrance Hall.

#### **Entrance Hall**

Radiator, stairs leading to first floor, door to Lounge.

#### **Lounge 3.51m x 3.66m (11'6" x 12'0" )**

Gas fire set on raised hearth with brick surround, glazed double doors with matching side panels opening to Living Room, archway to Kitchen/Diner.

#### **Living Room 4.04m x 3.48m (13'3" x 11'5" )**

Radiator, bay window to front.

#### **Open-plan Kitchen/Diner 5.94m x 4.47m overall (19'6" x 14'8" overall)**

comprising:

#### **Kitchen Area**

Range of base and wall-mounted units, inset sink with mixer tap, inset gas hob with extractor above, inset Neff gas hob with extractor above, integrated eye-level Neff double electric oven, built-in Neff dishwasher. Undercounter space and plumbing for washing machine, space for freestanding fridge-freezer.

Two radiators, tiled splashbacks, window overlooking rear garden, opening to Dining Area.

#### **Dining Area**

Door to large, walk-in Pantry, glazed transom door to Rear Lobby.

#### **Rear Lobby**

Space for coats, internal door to Shower Room, external door to rear garden.

#### **Shower Room**

Fitted with white low-level WC, wall-mounted hand

basin and shower cubicle with tiled surround and Mira electric shower. Wall-mounted gas central heating boiler, radiator, window to rear.

### **FIRST FLOOR**

#### **Landing**

Built-in double airing cupboard housing hot water cylinder and fitted shelving, radiator, access hatch to loft with drop-down ladder, light and Velux skylight.

#### **Bedroom One 4.50m x 3.84m (14'9" x 12'7" )**

Radiator, two windows to front.

#### **Bedroom Two 3.58m x 2.72m (11'9" x 8'11" )**

Built-in storage cupboard, radiator, Velux skylight with remote-controlled blind, glazed double doors to Bedroom Three.

#### **Bedroom Three 3.51m x 1.96m (11'6" x 6'5" )**

Door to Landing, radiator, window overlooking rear garden.

#### **Bathroom 2.11m x 2.26m (6'11" x 7'5" )**

White suite comprising low-level WC, wash hand basin and panelled bath with shower mixer above. Radiator, fully tiled splashbacks, window to rear.

### **OUTSIDE**

#### **Gardens**

To the front of the property there is a low-maintenance area of garden with low-level boundary, gravelled terrace with border and pathway leading to

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the front door.

To the rear lies an extensive and privately screened garden, a particular feature of this property. The garden is divided into two distinct areas with a hand gate separating the two and features pleasant seating areas, lawn, flowerbeds and borders stocked with an array of well established planting, productive fruit trees and bushes.

Within the gardens are 3 sheds (one with light and power connected), outside tap and a side door giving access to a private right of way through to North Street West.

#### **Parking**

On-street parking (resident's permit required).

#### **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 - good 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.

#### **COUNCIL TAX**

Band C

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.

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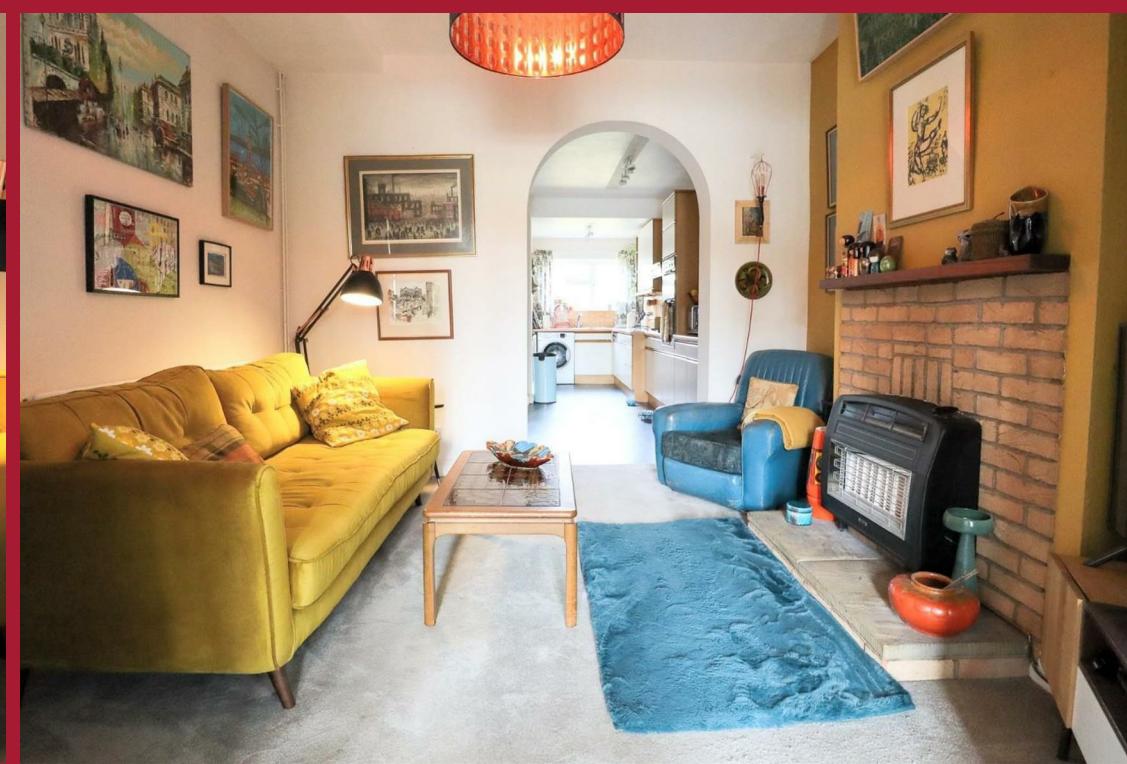
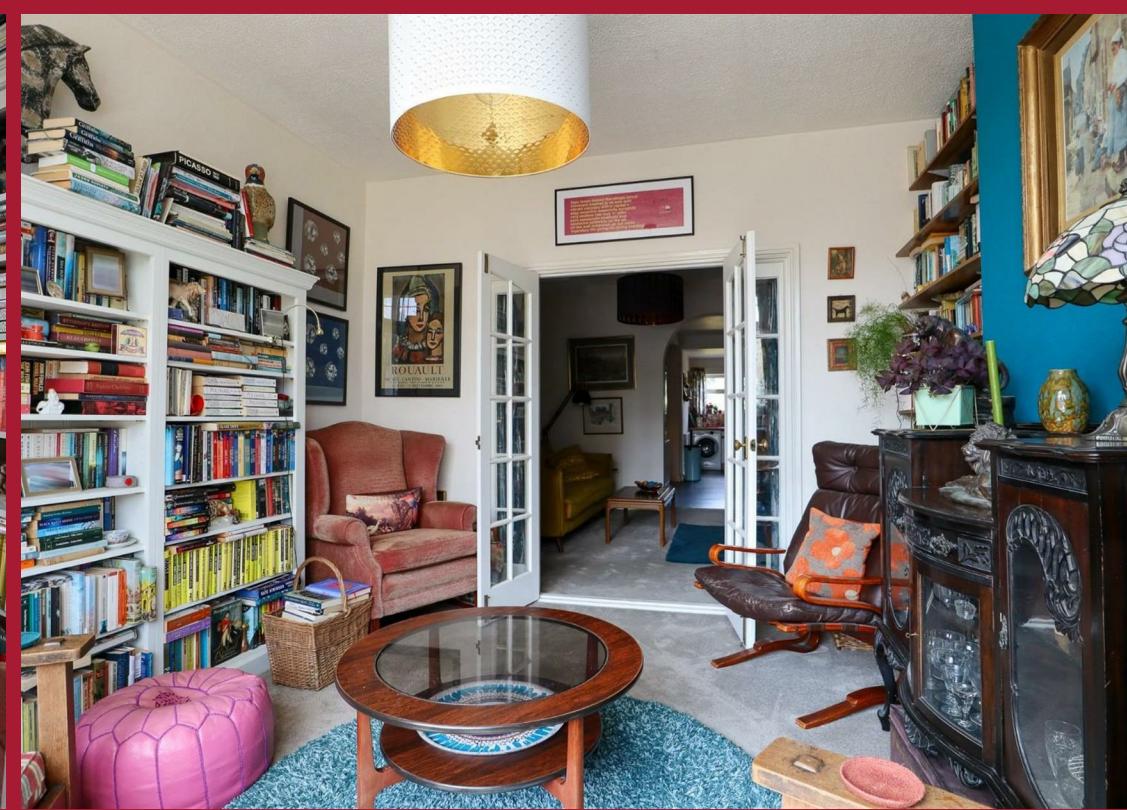


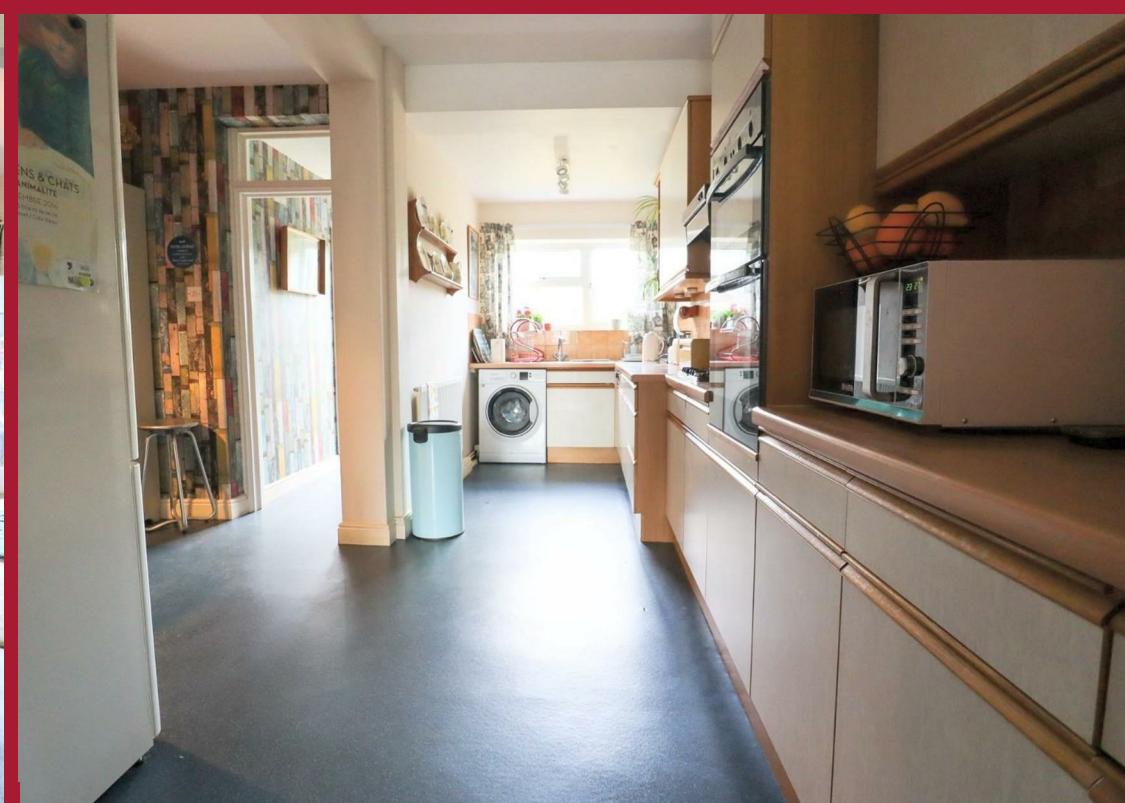
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

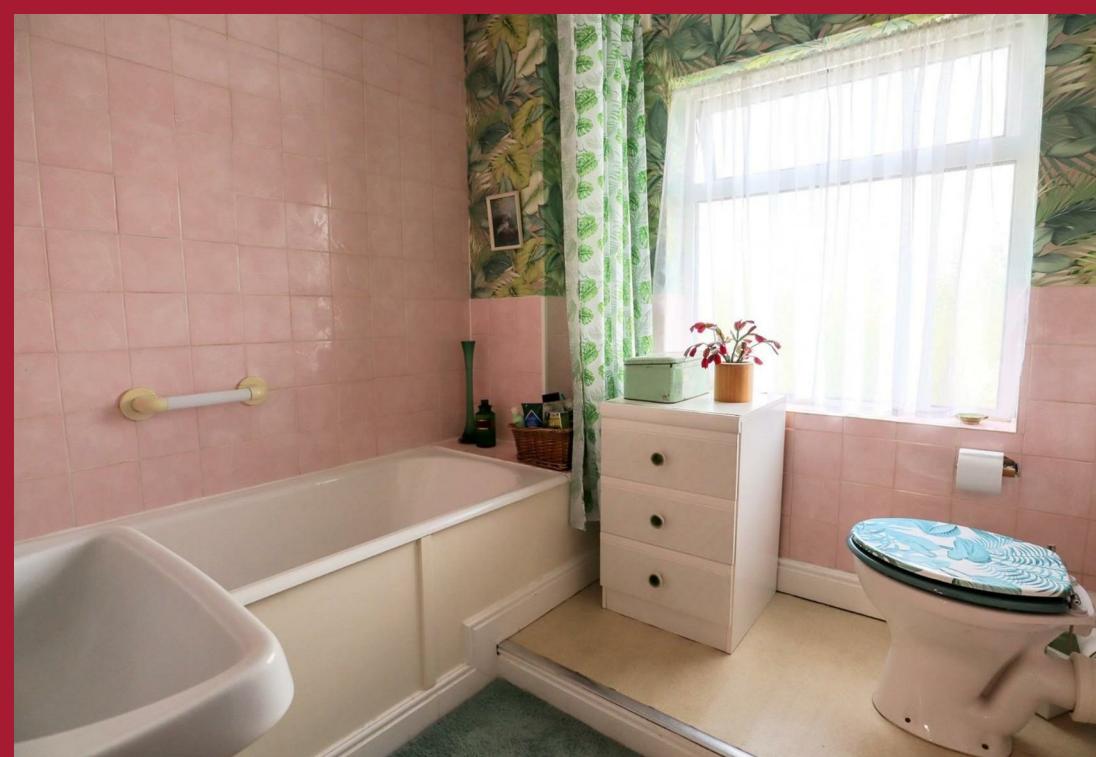
Money Laundering Regulations 2003

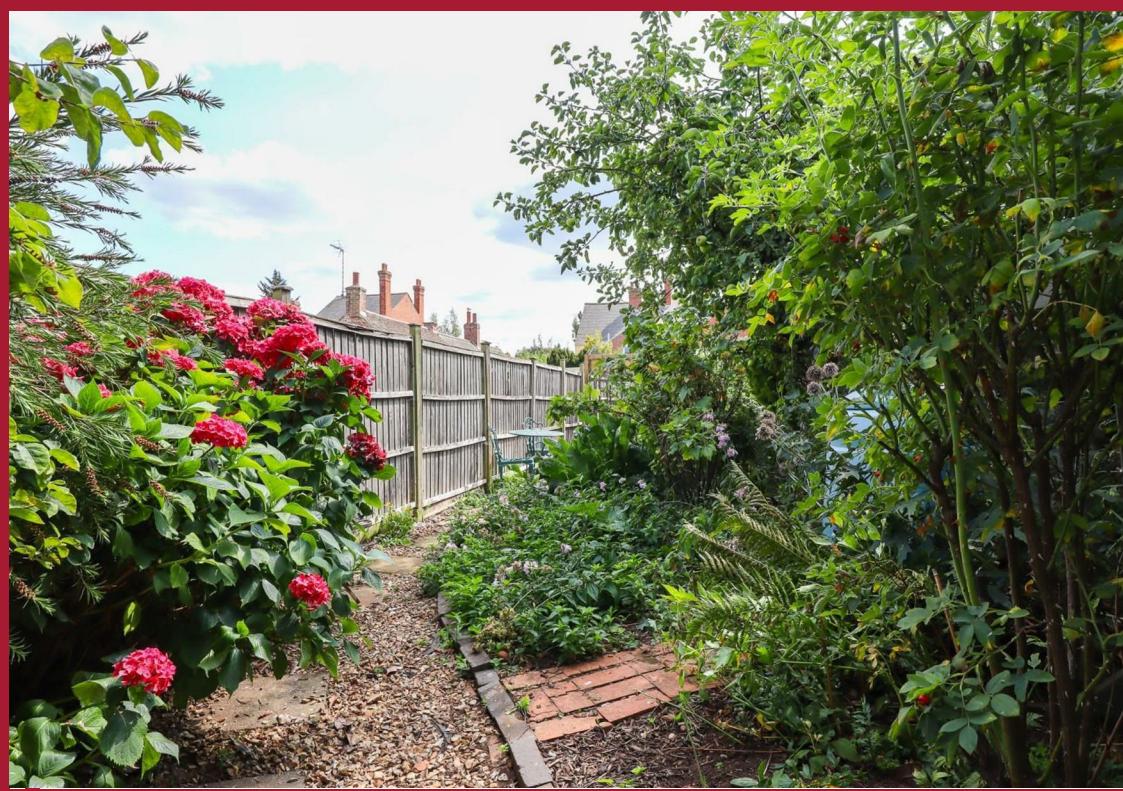
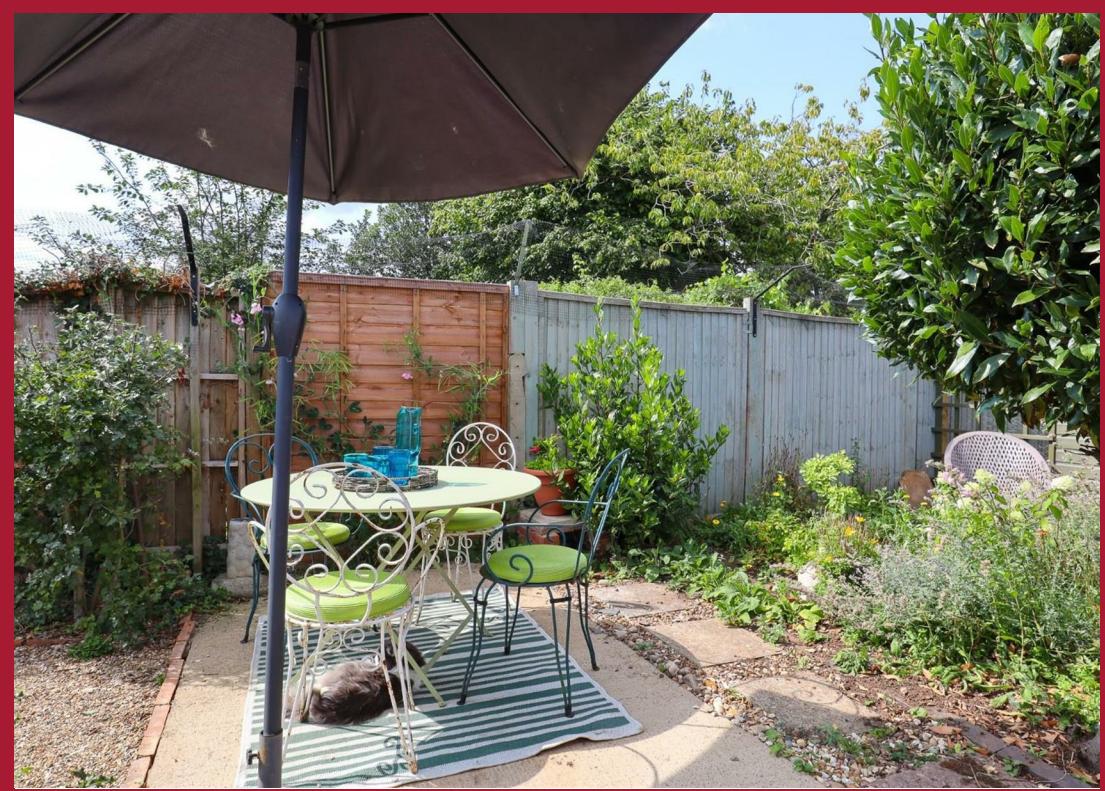
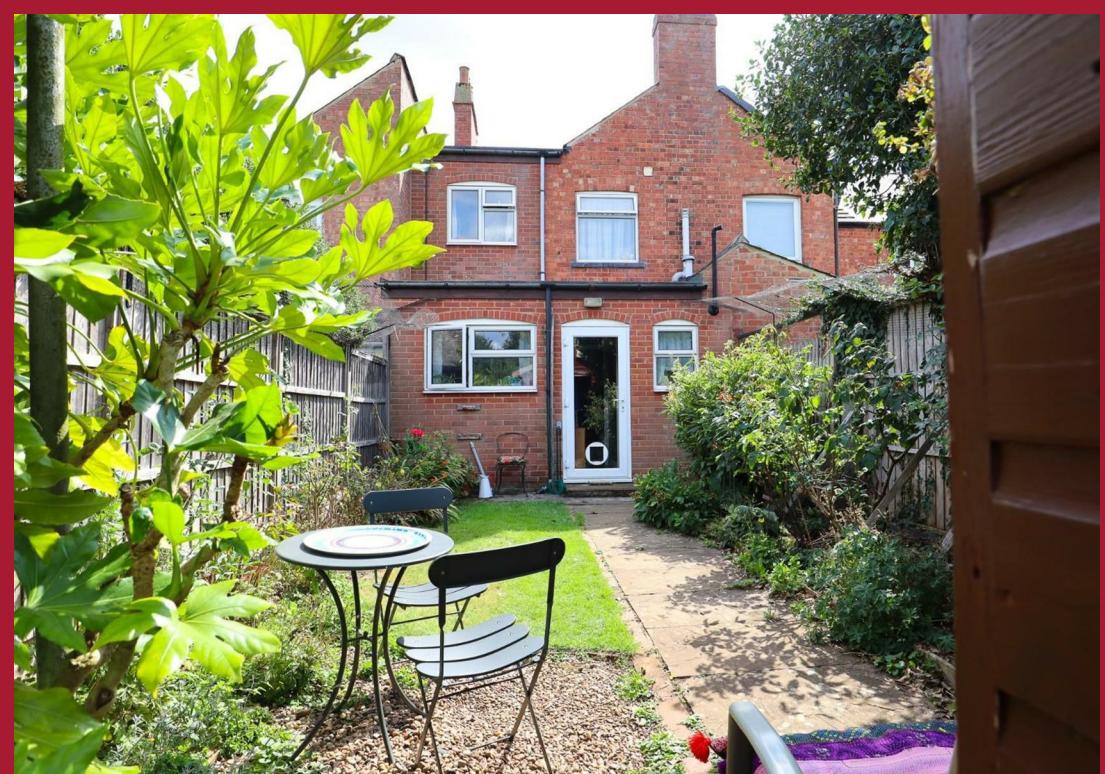
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

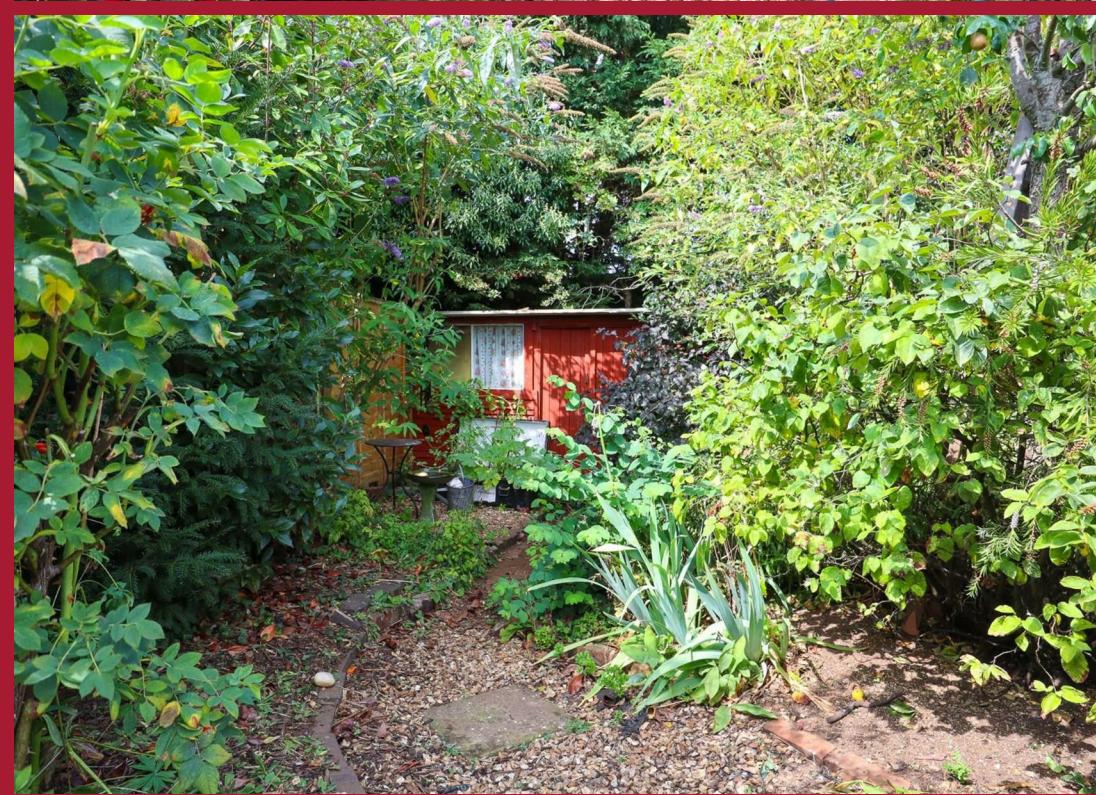
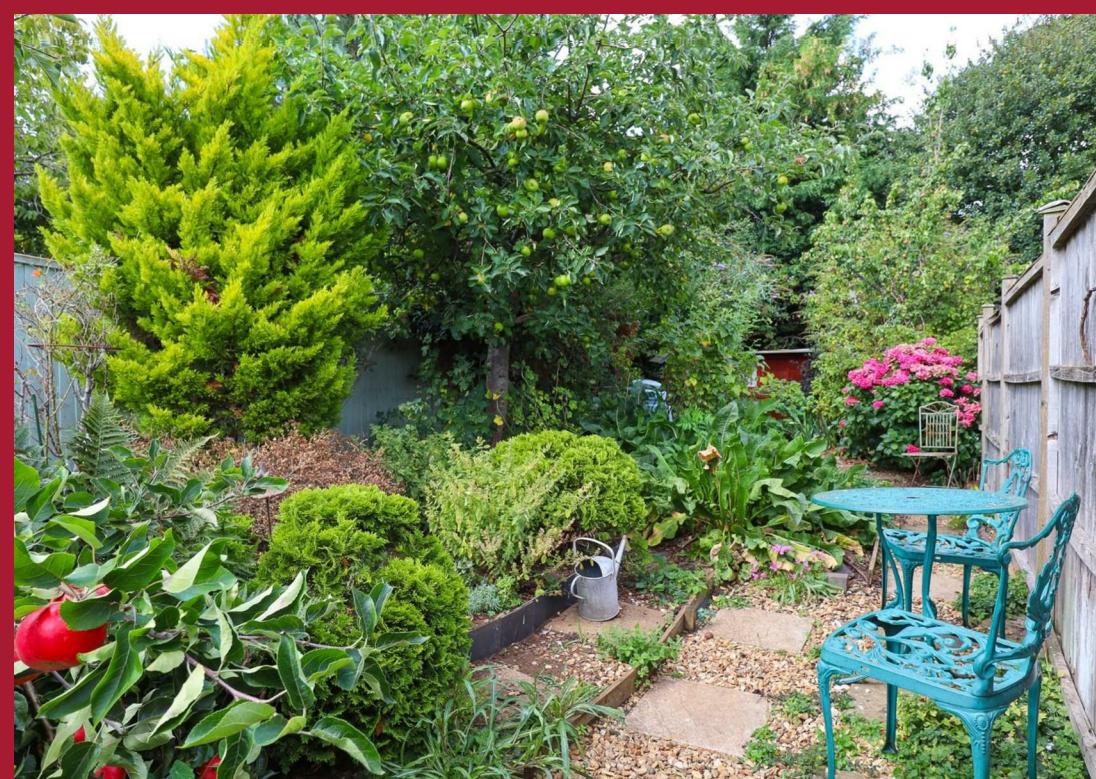






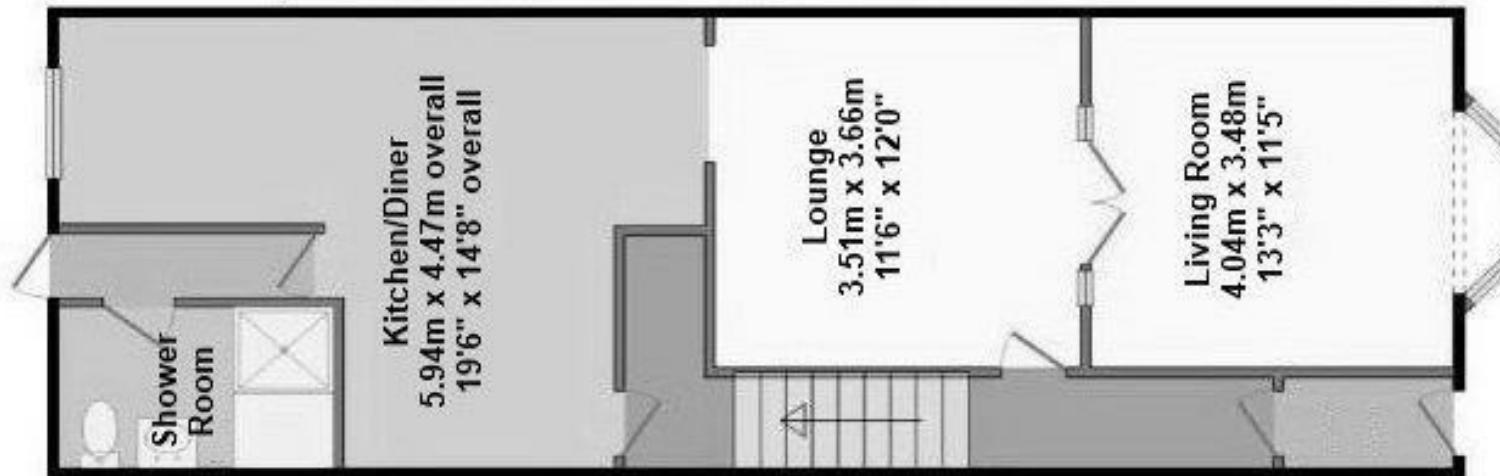




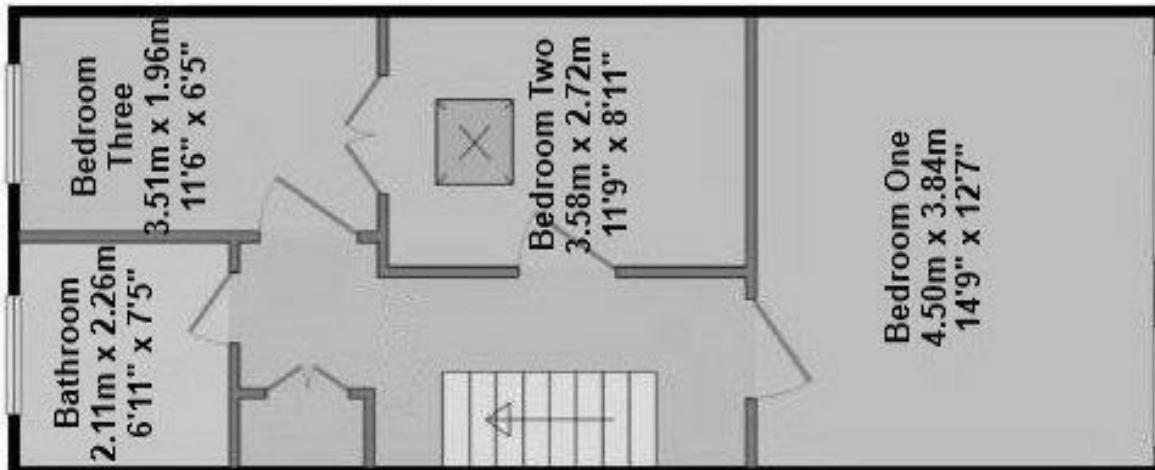




## Ground Floor



## First Floor



*Not to scale - for identification purposes only*



Chartered Surveyors & Estate Agents

| 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> |   |                         |           |
| England & Wales                                    |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i> |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |