



**4 Uppingham Road, Caldecott, Leicestershire, LE16 8RX**  
**Offers In Excess Of £400,000**



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**4 Uppingham Road, Caldecott, Leicestershire, LE16 8RX**  
**Tenure: Freehold**  
**Council Tax Band: E (Rutland County Council)**



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Charming, detached period house with mature, private garden, detached garage with workshop and ample, gated off-road parking situated in a well regarded village and providing characterful accommodation with a large reception room, breakfast kitchen, WC, three double bedrooms and modern wet room.

The property is available with NO CHAIN.





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The property is built from local stone and provides well proportioned, characterful accommodation arranged over two storeys. Benefiting from oil fired central heating, the interior can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, spacious Living and Dining Room, Breakfast Kitchen; FIRST FLOOR: three Double Bedrooms, modern Wet Room.

### ACCOMMODATION

#### GROUND FLOOR

##### **Entrance Hall 4.52m x 1.88m (14'10" x 6'2")**

Part glazed main entrance door, radiator, return staircase with open spindles leading to first floor, wall lights, double glazed, wooden framed window to side elevation.

##### **WC 0.86m x 1.78m (2'10" x 5'10")**

White suite comprising low level WC and pedestal hand basin with tiled splashback, radiator, double glazed, high level wooden framed window to side elevation.

##### **Living & Dining Room 6.93m max x 4.27m + fireplace (22'9" max x 14'0" + fireplace)**

Feature Inglenook fireplace with brick surround and bressumer beam above housing cast iron dog grate on raised stone hearth, two radiators, ceiling beams, display wall niches, wall lights, four double glazed

windows to side, bay with heavy lintel above and double glazed window overlooking parking area and rear garden beyond, leaded light internal window to Kitchen.

##### **Breakfast Kitchen 4.42m x 4.27m max (14'6" x 14'0" max)**

Range of fitted units incorporating work surfaces with tiled splashbacks, inset twin bowl single drainer stainless steel sink with mixer tap, wooden fronted base cupboard and drawer units and matching eye level wall cupboards. Appliances comprise integrated Miele dishwasher and freestanding electric cooker (included). There are two undercounter spaces (for fridge and freezer) and space and plumbing for washing machine (in a small understairs cupboard).

Large walk-in cupboard housing Grant oil fired boiler, radiator, ceiling beams, recessed ceiling spotlights, double glazed, wooden framed window to front elevation.

#### FIRST FLOOR

##### **Half-landing**

Wall lights, high level window with deep sill to front elevation.

##### **Landing**

Radiator, wall light, double glazed window to rear elevation.

##### **Master Bedroom 4.80m x 4.24m (15'9" x 13'11")**

Walk-in wardrobe, ample storage, radiator, double glazed window to rear elevation.

##### **Bedroom Two 3.07m x 4.24m (10'1" x 13'11")**

Radiator, double glazed window to front elevation.

##### **Bedroom Three 3.45m x 3.30m max (11'4" x 10'10" max)**

Radiator, fitted corner shower cubicle with tiled surround, dual aspect, double glazed windows to front and rear elevations.

##### **Wet Room 2.29m x 2.67m max (7'6" x 8'9" max)**

Contemporary white suite of low level WC and pedestal hand basin, walk-in shower area with glass screen, fully tiled walls, built-in airing cupboard housing hot water cylinder, chrome heated towel rail, recessed ceiling, spotlights, extractor fan.

#### OUTSIDE

The property's open frontage is part tarmac / part paved to provide off-road parking. A feature carriage-style archway with double timber gate links front and rear of the property and gives access to the main entrance door, further secure paved area of hard standing for a number of vehicles and detached garage at the rear.

##### **Detached Garage 5.54m x 3.86m (18'2" x 12'8")**

Stone built construction with light and power, timber double doors to front and Workshop at rear.

##### **Workshop 3.15m x 3.86m (10'4" x 12'8")**

Dual aspect windows to rear garden.

#### Garden

The fully enclosed, mature rear garden is privately

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screened and provides a peaceful retreat. The garden has been arranged to include paved seating area (adjoining the driveway) immediately to the rear of the house, lawn with colourful, well-stocked borders, inset tree and secluded, paved seating area at the top of the garden and a greenhouse.

Within the garden, there is oil tank.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Oil central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
EE - good (outdoor only)  
O2 - variable (outdoor only)  
Three - variable (outdoor only)  
Vodafone - poor to none  
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.

### CALDECOTT

Caldecott is the most southerly village in Rutland and contains a church and two public houses. There is road access for commuters to both Corby, 3 miles

and Uppingham, 4 miles, and other major centres including Kettering, Market Harborough, Oakham, Stamford and Leicester.

For commuters Caldecott is ideally placed being within driving distance of a number of centres including the local market town of Uppingham, where all facilities are available, Kettering, Corby, Market Harborough, Northampton. For rail travellers, there are good services to London from Corby, Kettering and Market Harborough.

Sports facilities in the area are many and varied with clubs catering for cricket, football, rugby, tennis, bowls, golf and other sports, together with Rutland Water a few miles away where one can enjoy windsurfing, sailing, cycling or just enjoy a ramble round the shores.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Uppingham, Oakham and Stamford.

### 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



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by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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













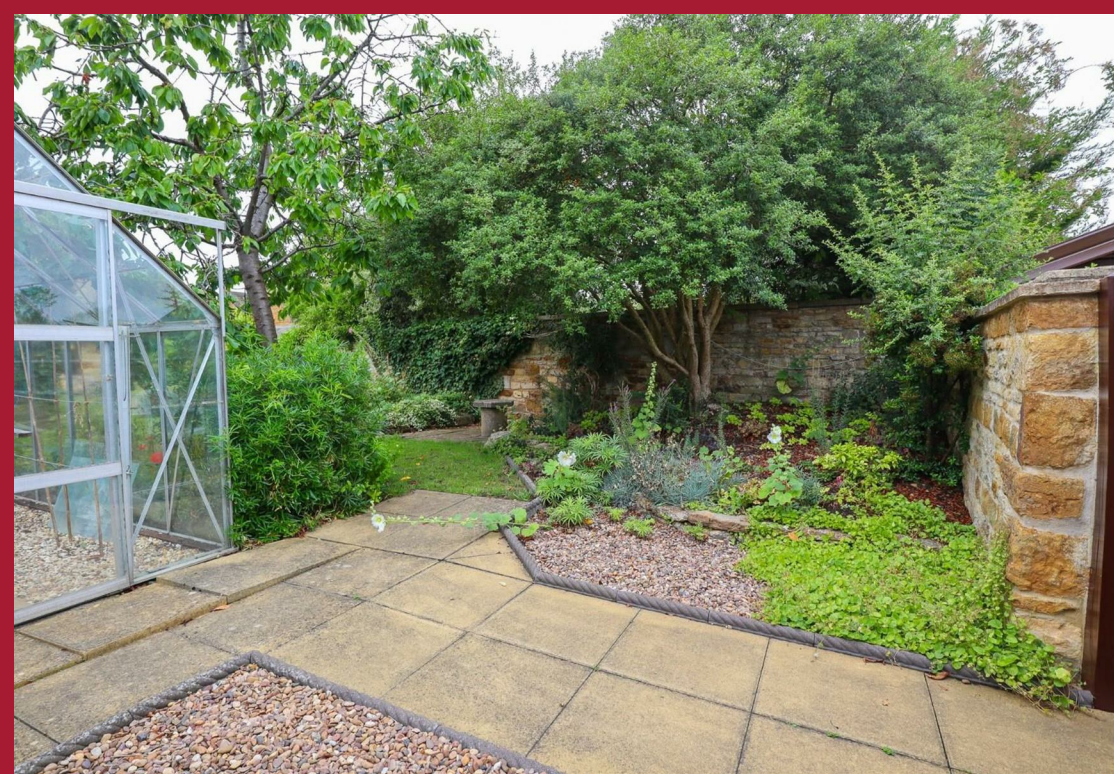










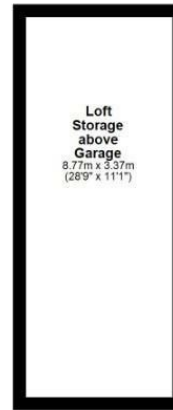




**Ground Floor**  
Main area: approx. 85.4 sq. metres (703.6 sq. feet)  
Plus outbuildings: approx. 31.2 sq. metres (284.1 sq. feet)



**First Floor**  
Main area: approx. 71.1 sq. metres (765.5 sq. feet)  
Plus outbuildings: approx. 25.3 sq. metres (273.1 sq. feet)



Main area: Approx. 136.5 sq. metres (1469.1 sq. feet)  
Plus outbuildings: approx. 63.4 sq. metres (682.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

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