40 Newtown Road, Uppingham, Rutland, LE15 9TS

Offers In Excess Of £275,000

MURRAY

Chartered Surveyors & Estate Agents

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

40 Newtown Road, Uppingham, Rutland, LE15 9TS
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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DESCRIPTION
Middle-terrace house with two reception rooms, four bedrooms, off-road parking and a good-size garden featuring a purpose-built garden room situated in a popular residential area of the historic market town of Uppingham, within walking distance of state primary and secondary school.

Benefiting from gas central heating and full double glazing, the spacious accommodation is arranged over three storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room with recently installed log-burning stove, Lounge, open-plan Breakfast Kitchen and Dining Room, WC/Utility; FIRST FLOOR: Master Bedroom, further Double Bedroom, Bathroom with four-piece suite; SECOND FLOOR: two further good-size Bedrooms.

OUTSIDE: off-road parking on the gravelled driveway to the front and hard-landscaped, south-westerly garden enjoying a good degree of privacy to the rear.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Recessed Porch
Double-glazed front entrance door leading to:

Entrance Hall
Radiator, original parquet floor, stairs leading to first floor, internal door to Lounge.

Sitting Room 4.39m incl bay x 3.61m (14'5" incl bay x 11'10")
Fireplace housing log-burning stove (installed Jan '25) set on stone hearth, fitted alcove shelving to both sides of fireplace, radiator, bay window to front, internal door to Lounge.

Lounge 3.96m x 3.61m (13'0" x 11'10")
Decorative fireplace recess, fitted alcove shelving to both sides of fireplace, radiator, original parquet floor, sliding doors to Kitchen.

Open-plan Kitchen & Dining Room 5.64m max x 4.55m max (18'6" max x 14'11" max)
Light and airy living space featuring Amtico flooring and incorporating:

Breakfast Kitchen Area
Range of modern fitted units comprising wood-effect worktops extending to breakfast bar area, inset stainless steel sink with mixer tap, base cupboard and drawer units, matching wall cupboards and glass-fronted display cabinets.

Integrated appliances comprise electric oven, grill, gas hob and stainless steel extractor hood above. There are two undercounter appliance spaces, one of them with plumbing for dishwasher.

Tiled splashbacks, radiator, large understairs Pantry with shelving, Velux window.

Dining Area
Radiator, double-glazed external door to rear garden with windows to either side.

Off Dining Area:
Access to built-in cupboard housing hot water cylinder and WC/Utility.

WC/Utility 1.17m max x 2.03m (3'10" max x 6'8")
White suite of low-level WC and pedestal hand basin with tiled splashback, radiator, wall-mounted Potterton gas central heating boiler, space and plumbing for washing machine, space for tumble dryer, window to rear.

FIRST FLOOR

Landing
Hand rail with turned spindles, stairs leading to first floor.

Bedroom One 3.71m x 4.60m incl wardrobes (12'2" x 15'1" incl wardrobes)
Fitted bedroom furniture comprising full-width range of wardrobes, matching chest of drawers, bedside cabinets and display shelves, radiator, window to front.

Bedroom Two 3.96m x 2.79m (13'0" x 9'2")
Radiator, window to rear.

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Bathroom 3.02m x 2.44m (9'11" x 8'0")
White suite comprising low-level WC, pedestal hand basin with mixer tap and tiled splashback, large jacuzzi corner bath with tiled splashback and separate shower cubicle with Mira Sport shower.

Radiator, loft access hatch, extractor fan, window to rear.

SECOND FLOOR

Landing
Hand rail with turned spindles, loft access hatch, window to rear.

Bedroom Three 4.60m x 2.69m max (15'1" x 8'10" max)
Radiator, window to rear.

Bedroom Four 2.92m max x 4.65m max (9'7" max x 15'3" max)
Radiator, eaves storage, loft access hatch, Velux window, window to front.

OUTSIDE

Parking
There is an open-plan gravelled area of vehicular hard standing to the front of the property.

Garden
The fully enclosed rear garden enjoys a south-westerly aspect and is privately screened by mature trees. The garden has been landscaped for ease of maintenance with concrete patio immediately to the rear of the house, paved and gravelled terraces providing ideal space for al fresco dining and entertaining in the warmer months.

Within the garden there is a purpose-built Garden Room.

Garden Room 5.59m x 3.15m (18'4" x 10'4")
Insulated construction with timber-clad walls, light and power connected, triple-aspect windows and two sets of sliding patio doors to rear garden.

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 and in-home
Three - good outdoor
Vodafone - good outdoor, variable in-home
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 C
Rutland County Council, Oakham 01572-722577

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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.

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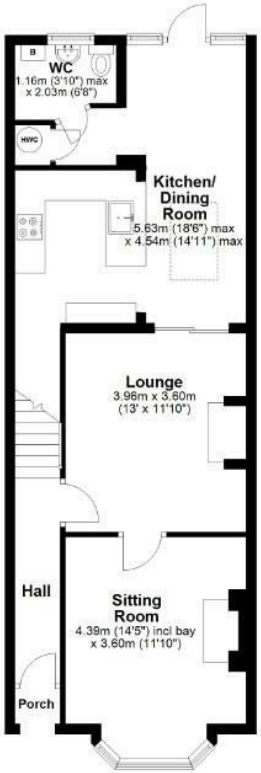
Ground Floor

Main area: approx. 63.4 sq. metres (682.9 sq. feet)

Plus garden room, approx. 16.9 sq. metres (181.9 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)

Second Floor

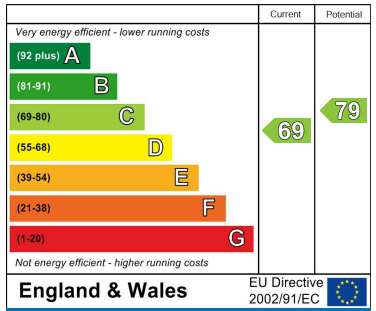
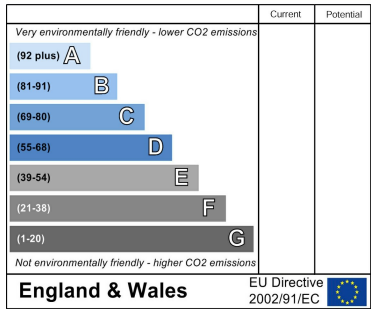
Approx. 29.1 sq. metres (313.2 sq. feet)

Main area: Approx. 136.3 sq. metres (1467.6 sq. feet)

Plus garden room, approx. 16.9 sq. metres (181.9 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