



**Michaelmas Cottage, 6 Spring Back Way, Uppingham, Rutland, LE15 9TT**  
**Offers In The Region Of £275,000**



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## Michaelmas Cottage, 6 Spring Back Way, Uppingham, Rutland, LE15 9TT

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



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### DESCRIPTION

A delightful two-bedroom detached stone-built cottage, full of character and charm, positioned on the desirable southern edge of the sought-after Rutland market town of Uppingham. Enjoying a peaceful setting while remaining within easy walking distance of the town centre, the property offers convenient access to a range of independent shops, cafés, and local amenities.

The property offers a well-maintained accommodation with many character features including exposed beams, oak floors and latched doors. Benefiting from gas central heating and sealed-unit double glazing with hardwood windows and entrance door, the interior briefly comprises:

GROUND FLOOR: Sitting Room with feature stove, Dining Kitchen, large Pantry; FIRST FLOOR: two double Bedrooms, Bathroom.

OUTSIDE there is a Utility Outbuilding, a useful Store and walled garden to the side

The property is offered for sale with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

Hardwood entrance door leads to:

**Sitting Room 5.11m x 3.48m (16'9" x 11'5")**

Feature living flame coal-effect electric stove set on

raised slate hearth within a recess, radiator, oak floor with matt well, exposed ceiling beam, wall-light points, attractive staircase with open spindles leading to first floor, built-in under-stairs cupboard, dual-aspect windows to front and side (one of them with a fitted seat).

**Kitchen/Diner 3.02m max x 3.89m max (9'11" max x 12'9" max)**

Fitted with a range of attractive units incorporating granite-effect work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards with concealed lighting beneath. Integrated appliances comprise Beko dishwasher, Neff oven and Neff hob with splashback and stainless steel extractor hood above.

Radiator, slate tiled floor, exposed ceiling beam, built-in gas and electricity meter cupboards, recessed ceiling spotlights, dual-aspect windows to front and side.

**Pantry 2.77m max x 1.88m max (9'1" max x 6'2" max)**

Built-in cupboard housing gas-fired central heating boiler, appliance space, radiator, slate tiled floor, small window.

#### FIRST FLOOR

##### Half-landing

Wall-light points, window to rear.

##### Landing

Radiator, central heating thermostat, exposed ceiling beam, wall-light point, loft access hatch.

**Bedroom One 2.79m max x 3.94m max (9'2" max x 12'11" max)**

Four good-quality fitted wardrobes, radiator in decorative cabinet, window to front.

**Bedroom Two 2.77m max x 3.23m (9'1" max x 10'7")**

Radiator, exposed ceiling beam, fitted shelving window to front.

**Bathroom 2.59m x 1.83m (8'6" x 6'0")**

White suite comprising low-level WC, pedestal hand basin, wood panelled bath and separate shower compartment with tiled surround.

Half-tiled walls, chrome heated towel rail, exposed ceiling beam, recessed ceiling spotlights, window to side.

#### OUTSIDE

**Utility Room 2.01m x 2.67m max (6'7" x 8'9" max)**

Fitted worktop with inset stainless steel sink and cupboard beneath, space and plumbing for washing machine, tiled floor, light and power points, window and external door to rear courtyard.

**Store 0.86m x 1.47m (2'10" x 4'10")**

Cold water tap and light, external door to rear courtyard.

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### **Courtyard Garden**

There is a walled courtyard garden to the side of the property with wall-mounted outside light and a timber hand gate providing external access.

### **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, variable in-home  
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 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.

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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.

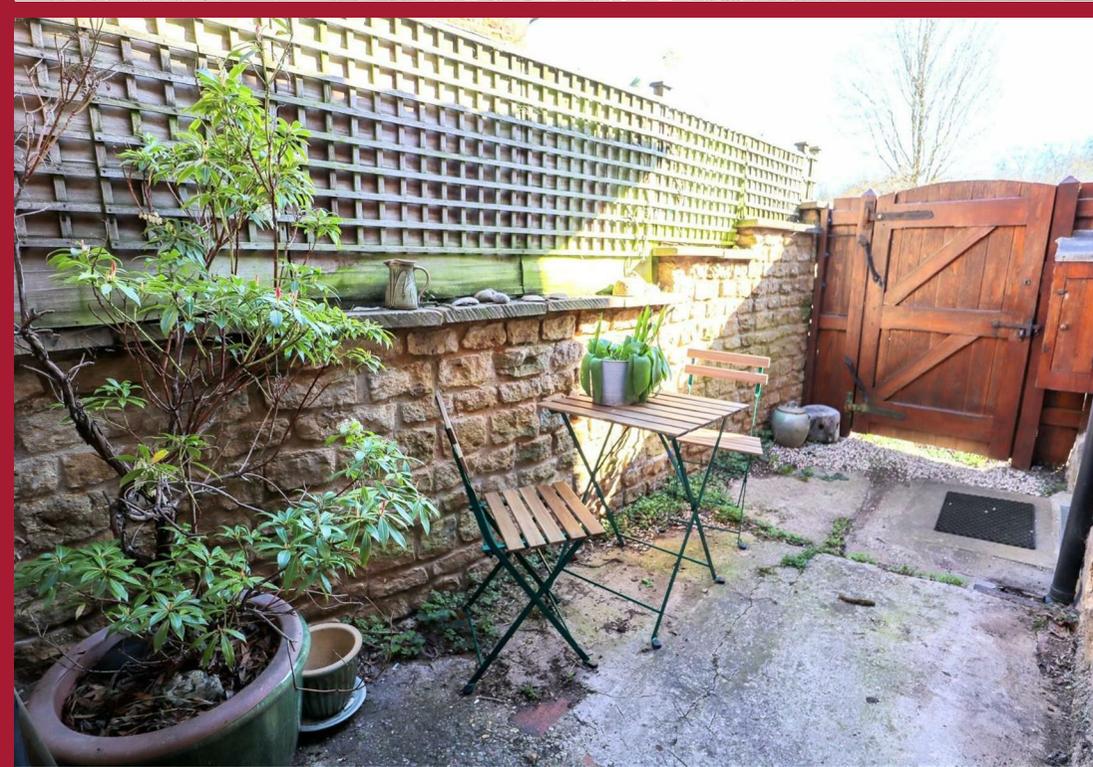
Money Laundering Regulations 2003

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.







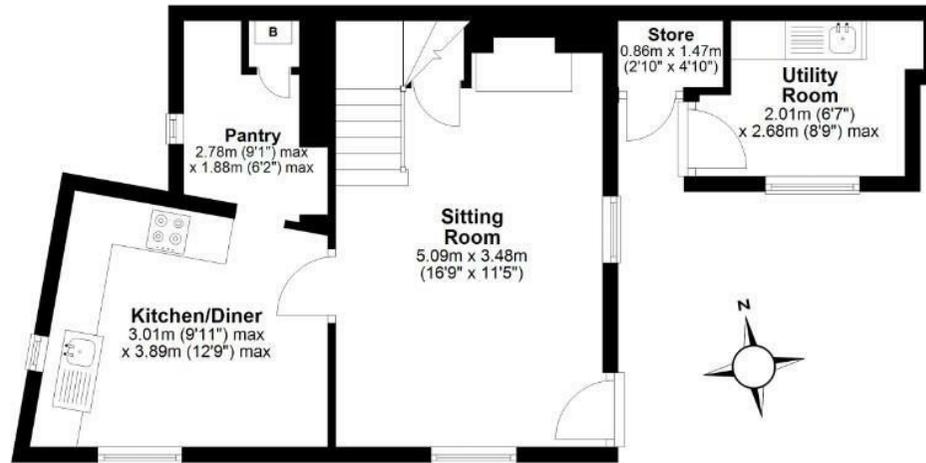




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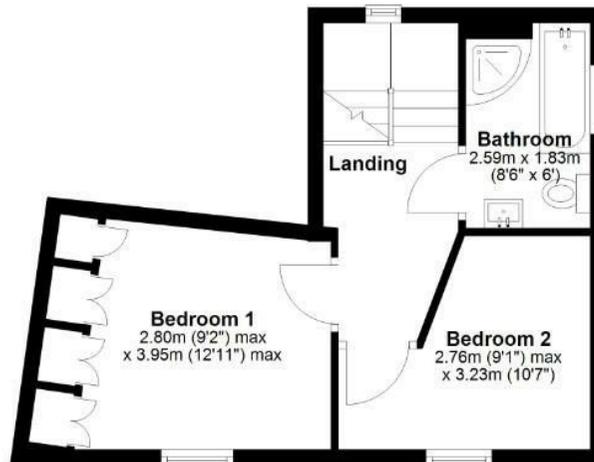
### Ground Floor

Main area: approx. 35.6 sq. metres (383.0 sq. feet)  
Plus outbuildings, approx. 6.5 sq. metres (70.3 sq. feet)



### First Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



Main area: Approx. 65.7 sq. metres (706.7 sq. feet)

Plus outbuildings, approx. 6.5 sq. metres (70.3 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>		
(55-68) <b>D</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC