



30 The Quadrant, Uppingham, Rutland, LE15 9QP
Guide Price £260,000



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DESCRIPTION

An attractive, well presented end-terrace house with ample off-road parking and larger-than average garden offering potential to extend the existing accommodation further, subject to relevant planning permission, set in an established residential area on the edge of Uppingham.

Benefiting from full double glazing, gas-fired central heating system and own solar panels, the interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Lounge with feature fireplace, separate Dining Room, modern Kitchen, contemporary Shower Room;

FIRST FLOOR: three Bedrooms (2 double and 1 single).

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed front entrance door with leaded light, built-in cupboard housing Baxi gas central heating boiler, bamboo flooring, window to front, stairs to first floor.

Lounge 5.05m x 3.50m (16'6" x 11'5")

Feature fireplace with timber surround, marble-effect

inset and matching hearth housing coal-effect gas fire, radiator, wall-light point, window to front, French doors giving access to paved patio area and large rear garden beyond.

Dining Room 3.25m x 3.20m (10'8" x 10'6")

Radiator, bamboo flooring, recessed ceiling spotlights, dual-aspect windows to side and rear.

Kitchen 4.50m x 2.59m (14'9" x 8'6")

Fitted with range of good quality modern units incorporating granite work surfaces with tiled splashbacks, ample base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet.

Integrated appliances comprise eye-level Diplomat electric double oven, Hotpoint ceramic hob with extractor above and dishwasher. There is under-counter space and plumbing for washing machine and two further under-counter appliance spaces.

Radiator, tiled floor, recessed ceiling spotlights, dual-aspect windows to side and rear, external door to rear.

Shower Room

Recently refitted with contemporary white suite comprising concealed-cistern WC, rectangular hand basin with mixer tap set within vanity unit with cupboards beneath and corner shower cubicle with Mira twin shower heads.

Fully tiled walls, fitted electric mirror, tiled floor,

chrome heated towel rail, recessed ceiling spotlights, extractor fan, window to front.

FIRST FLOOR

Landing

Loft access hatch, window to rear.

Bedroom One 5.05m x 3.51m (16'7" x 11'6")

Full-width range of fitted wardrobes with sliding doors to one wall, two built-in cupboards, radiator, dual-aspect windows to front and rear.

Bedroom Two 3.25m x 3.00m (10'8" x 9'10")

Built-in single wardrobe, radiator, window to front.

Bedroom Three 2.74m x 2.13m (9'0" x 7'0")

Radiator, window to rear.

OUTSIDE

Front Garden

The property's open-plan frontage is block-paved to provide hard standing for up to 4 vehicles.

A side hand gate links front and rear of the property.

Rear Garden

The larger-than-average rear garden is fully enclosed by panelled fencing and enjoys a south-facing aspect. The garden is arranged in two parts, a paved patio immediately to the rear of the house with adjoining lawn and a hard-landscaped area featuring block-paved seating area, gravelled terraces with inset trees and bushes, a large timber shed with power

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which could be used a workshop and raised vegetable beds.

There are outside power points and lighting, as well as three taps within the garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast (the property has ultrafast broadband installed)
Mobile signal availability:

Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three - voice and data limited; Vodafone - none;

Outdoor: EE, O2, Three, Vodafone - voice and data likely.

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 B
Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

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.

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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.

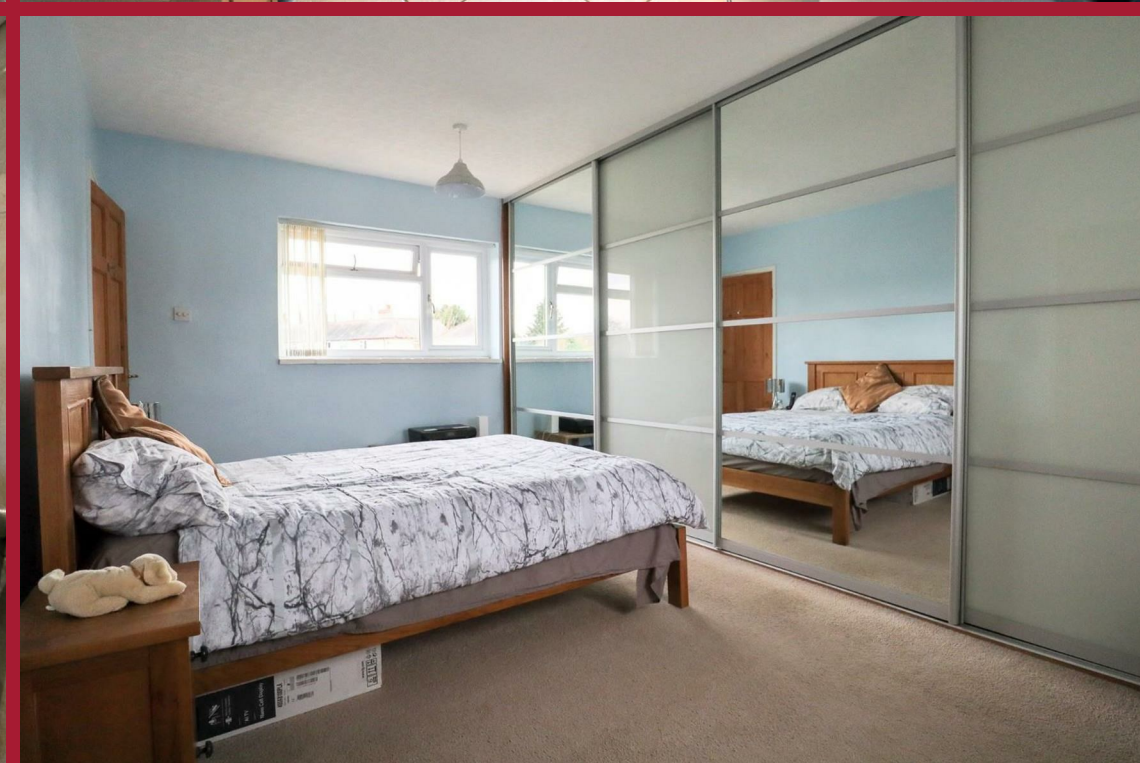
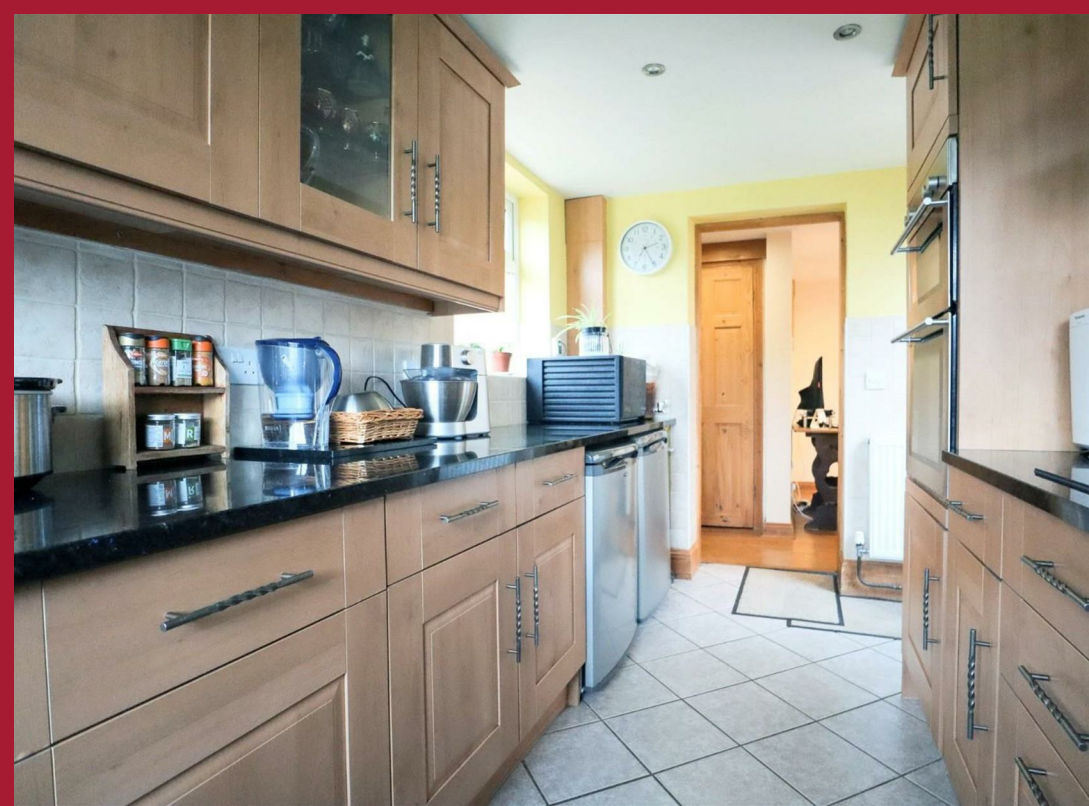
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an

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.



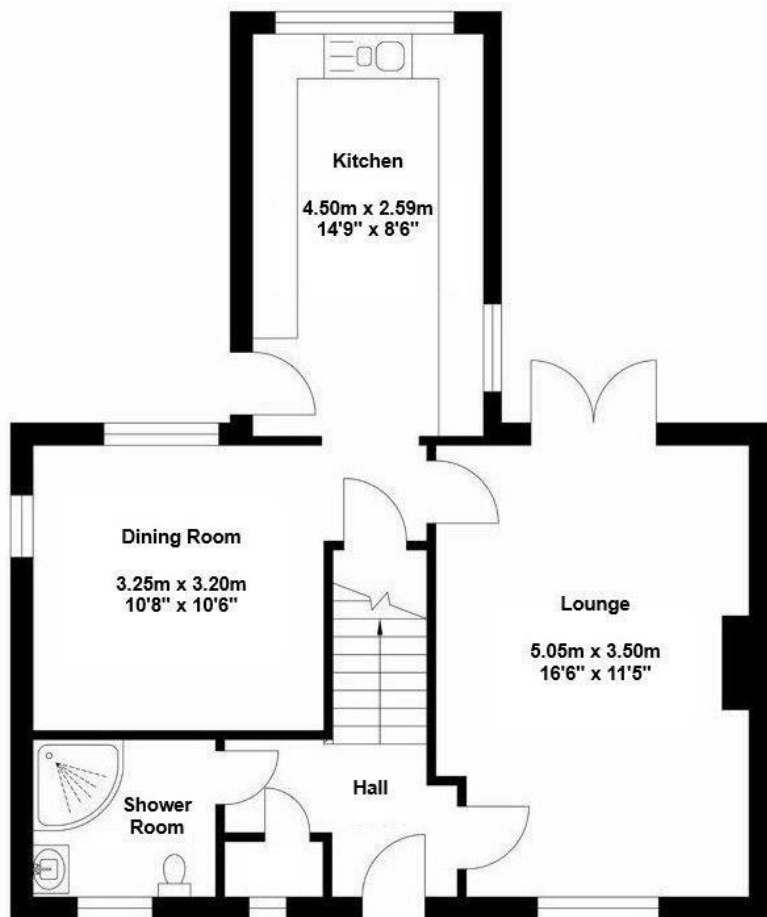






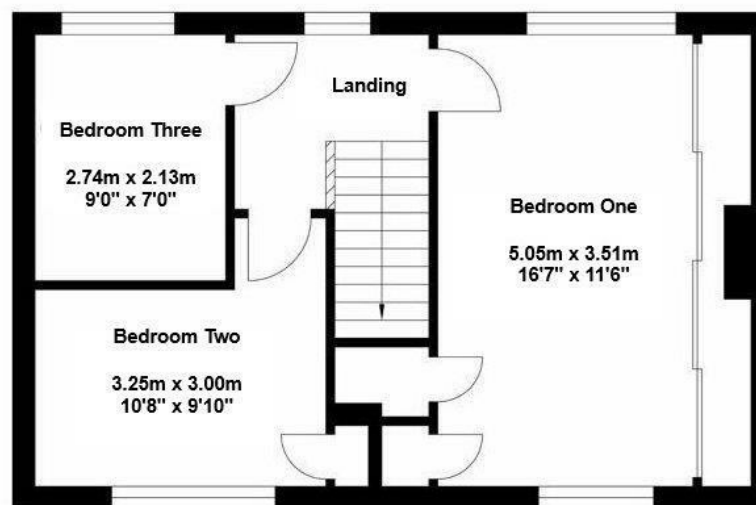


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GROUND FLOOR

Not to scale - for identification purposes only



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC