



**28 Newtown Road, Uppingham, Rutland, LE15 9TS**  
**Asking Price £240,000**



Chartered Surveyors & Estate Agents

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



**28 Newtown Road, Uppingham, Rutland, LE15 9TS**

**Tenure: Freehold**

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



**Chartered Surveyors & Estate Agents**

## DESCRIPTION

Beautifully presented and immaculately maintained end-terraced house with large west-facing rear garden and garage situated in a popular residential area of the historic market town of Uppingham.

Benefiting from gas central heating and replacement double glazing, the accommodation includes many charming features, including dado rails, period cast-iron fireplaces and bay windows. The interior is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Lounge, open-plan Dining Room and Kitchen; **FIRST FLOOR:** three Bedrooms, Bathroom.

**OUTSIDE** there is a Garage, a potting shed, an area of hard-landscaped garden to the front and a fully enclosed garden of good size with patio area, lawn and large Summerhouse/Home Office to the rear.

The property is offered for sale with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

Replacement double-glazed entrance door with fan light detail gives access to:

#### Entrance Hall

Radiator, attractive wood-effect laminate flooring, understairs cupboard, fitted dado rail, window to front.

#### Lounge 3.71m x 3.05m + bay window (12'2" x 10'0" + bay window)

Feature brick chimney breast with recess and arched alcove with fitted shelving, further alcove with fitted shelving, radiator, ceiling cornice, bay window to front.

#### Open-plan Dining Room & Kitchen comprising:

#### Dining Room 3.28m x 3.35m + bay window (10'9" x 11'0" + bay window)

Raised open fire grate on tiled hearth with exposed brick chimney, fitted alcove shelving, radiator, wood-effect laminate flooring, recessed ceiling spotlights, ceiling cornice, bay window to rear overlooking large garden.

#### Kitchen 3.35m x 2.08m (11'0" x 6'10")

Fitted modern units incorporating wooden work surface with inset sink with mixer tap and base units under, built-in Bosch electric oven and gas hob with extractor hood above. Undercounter space and plumbing for washing machine and dishwasher, wall-mounted Ideal gas central heating boiler.

Tiled splashbacks, double-glazed external door giving access to patio and rear garden beyond.

## FIRST FLOOR

### Landing

Large walk-in wardrobe with double hanger rail.

#### Bedroom One 3.28m x 2.44m + bay window (10'9" x 8'0" + bay window)

Period cast-iron fireplace, built-in cupboard, fitted alcove shelving, radiator, bay window to rear overlooking large garden.

#### Bedroom Two 2.54m x 3.05m (8'4" x 10'0")

Period cast-iron fireplace, radiator, window to front.

#### Bedroom Three 2.41m + built-in wardrobe x 1.88m + large recess (7'11" + built-in wardrobe x 6'2" + large recess)

Built-in wardrobe, built-in high-level storage cupboards, radiator, two windows to front.

#### Bathroom 2.08m x 2.36m max (6'10" x 7'9" max)

White suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath with Triton power shower above and fitted shower screen. Fully tiled walls, heated towel rail, extractor fan, window to rear.

## OUTSIDE

### Garage

Situated at the end of a shared driveway running to the side of the garden.

### Potting Shed

### Front Garden

The front of the property is bounded by well-maintained hedging and has been hard-landscaped to feature stepping stones with gravelled surround.

**28 Newtown Road, Uppingham, Rutland, LE15 9TS**

**Tenure: Freehold**

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



**Chartered Surveyors & Estate Agents**

A gravelled driveway to the side of the house gives access to the Garage.

### **Rear Garden**

The rear garden is larger than average, fully enclosed by timber fencing and attractively arranged to feature good-sized paved patio area with adjoining raised beds, lawn flanked by borders stocked with a variety of shrubs and bushes and vegetable garden area.

NB: A neighbouring property enjoys a pedestrian right of way across the rear garden.

### **Summerhouse**

### **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 - variable in-home, good outdoor  
O2 - good in-home and outdoor  
Three - good (outdoor only)  
Vodafone - good (outdoor only).  
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, chemist, library, dentist. 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

### **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

**28 Newtown Road, Uppingham, Rutland, LE15 9TS**  
**Tenure: Freehold**  
**Council Tax Band: B (Rutland County Council)**



**Chartered Surveyors & Estate Agents**

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.

















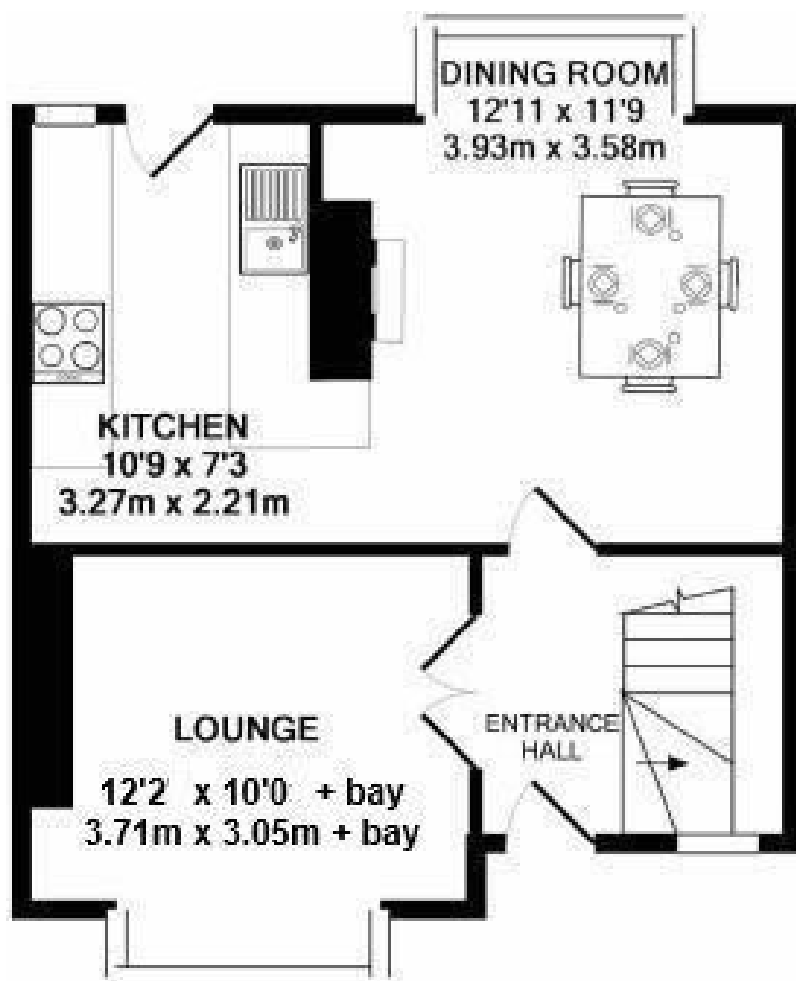




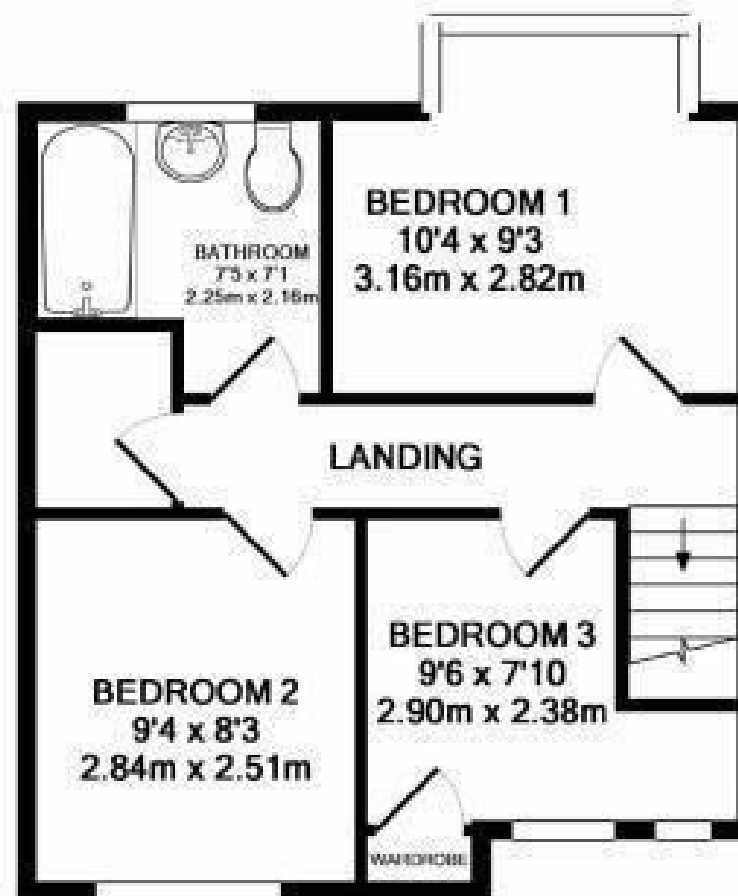




Chartered Surveyors & Estate Agents



GROUND FLOOR



FIRST FLOOR

*Not to scale - for identification purposes only*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC