



4 Uppingham Road, Preston, Oakham, LE15 9NW

 **NEWTON FALLOWELL**





## Key Features

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Requires Modernisation
- Planning Permission For A New Garage Structure With Habitable Accommodation
- Ideal Investment Opportunity
- Separate Private Access To Potential Development
- Drop Kerb Permission Granted
- EPC Rating E

**£300,000 OFFERS OVER**







Set within the highly regarded village of Preston is this spacious semi-detached property offering a wealth of development potential. Accommodation includes a living room, dining room, breakfast kitchen, downstairs W.C., three good-sized bedrooms, and a family bathroom. The property has full planning permission for a detached double garage & garden room and this also has its own private road for separate access. The property itself requires some modernisation but combined with outside development potential this offers a fantastic opportunity for the next owner.



As you enter the property, the entrance hall gives access to the dining room, living room, and a staircase to the first floor. The living room and dining room both sit to the front of the property and offer views out to the street scene. To the rear of the property sits a good-sized breakfast kitchen fitted with a range of floor-to-wall units, this leads to the rear porch area giving access to the coal shed, downstairs W.C., and rear garden. Upstairs the landing gives access to the three bedrooms and the family bathroom. Bedrooms one & two sit to the front of the property and bedroom three and the family bathroom sit to the rear.



Externally the front of the property is laid to lawn with a low level wall to the front boundary. To the rear the property offers a well-kept large rear garden that is mainly laid to lawn. This leads down to a separate area that offers a detached garage. This part has its own private access road that leads out to Glaston Road. Planning permission has been granted to build a double garage & garden room to replace the current garage.

## Room Measurements

Hall 3.12m x 2.11m (10'2" x 6'11")

Living Room 5.47m x 4.08m (17'11" x 13'5")

Dining Room 3.33m x 3.04m (10'11" x 10'0")

Breakfast Kitchen 4.61m x 3.89m (15'1" x 12'10")

Rear Porch 3.28m x 1.81m (10'10" x 5'11")

Store 2.47m x 1.48m (8'1" x 4'11")

WC 1.58m x 0.89m (5'2" x 2'11")

Bedroom One 4.25m x 3.04m (13'11" x 10'0")

Bedroom Two 3.33m x 3.04m (10'11" x 10'0")

Bedroom Three 3.22m x 3.12m (10'7" x 10'2")

Bathroom 2.75m x 1.69m (9'0" x 5'6")

Garage 5.23m x 5.12m (17'2" x 16'10")

## Planning Permission-

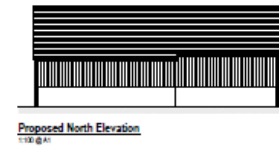
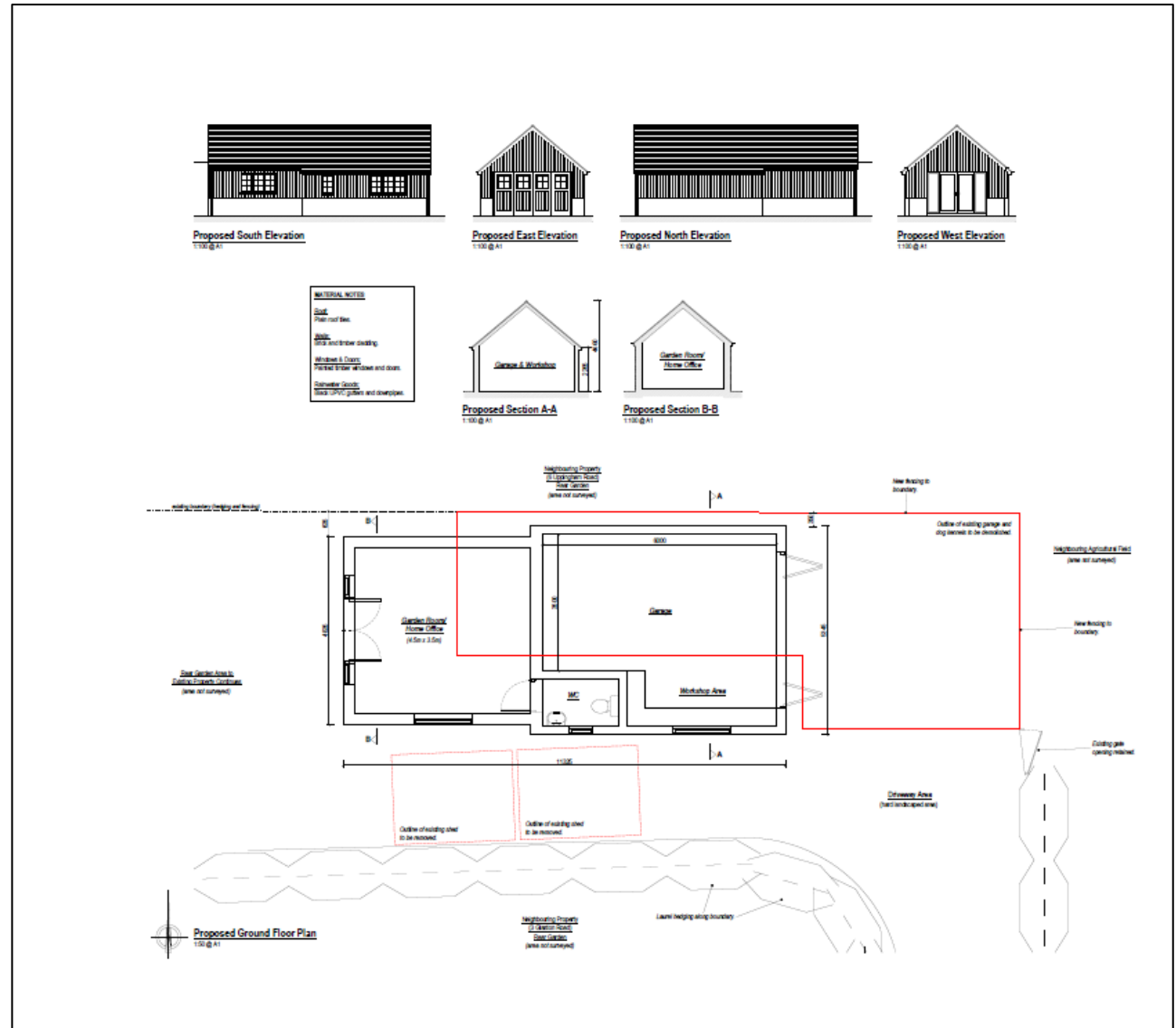
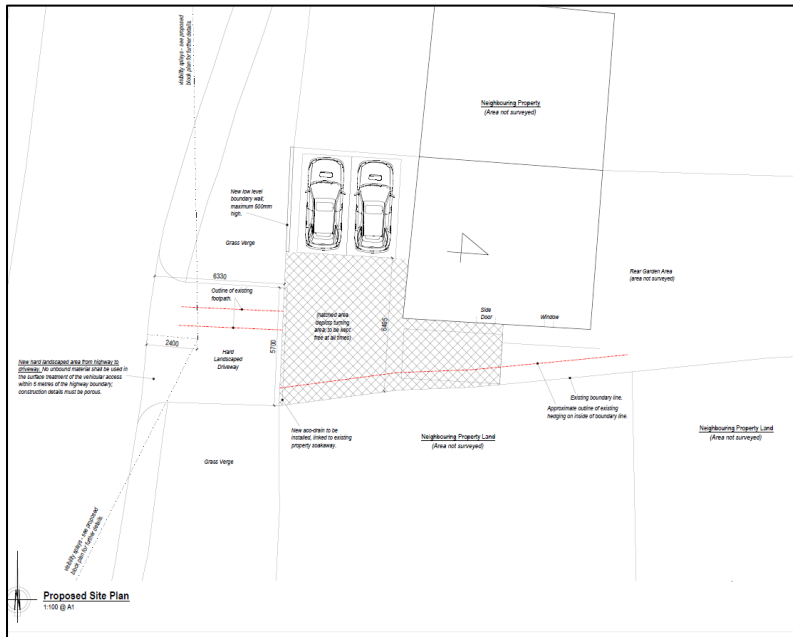
### 2023/0879/FUL

The property benefits from Full Planning Permission granted by Rutland County Council on the 30th August 2023 under reference 2023/0879/FUL. Proposed new garage structure with habitable accommodation, including demolition of existing garage.

### 2022/1422/FUL

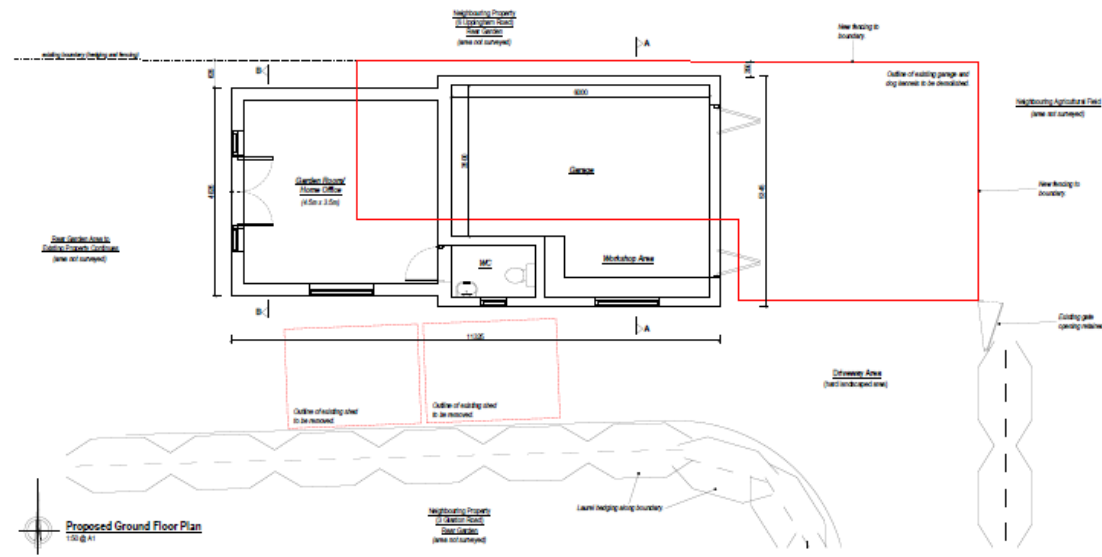
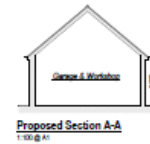
The property benefits from Full Planning Permission granted by Rutland County Council on the 16<sup>th</sup> December 2022 under reference 2022/1422/FUL for a proposed new driveway with new vehicular access to existing property.

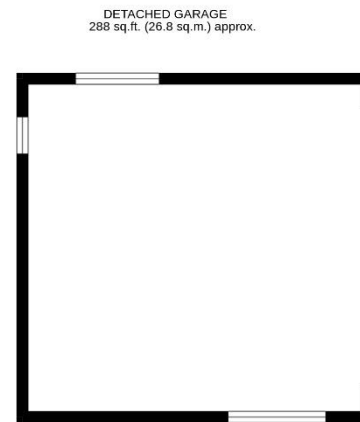
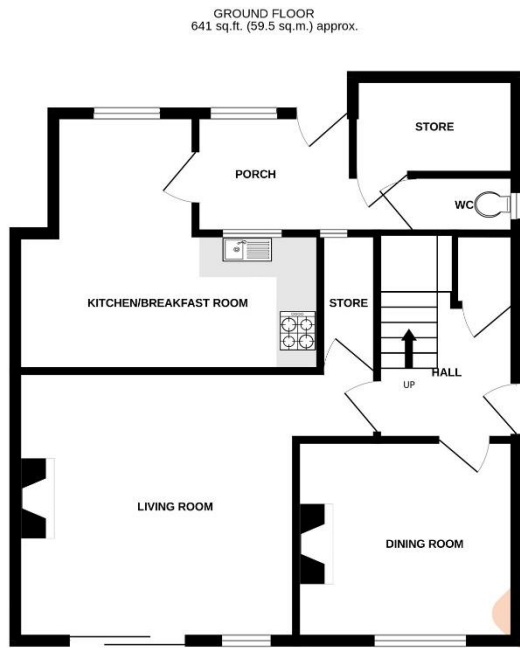
The permissions above are valid for three years from the decision date. For documents and information relating to the planning permission, please visit the Rutland County Council website or call Newton Fallowell, Oakham.



**ADDITIONAL NOTES**

- Roof: Flat roof line.
- Walls: Brick and timber cladding.
- Windows & Doors: Timber frame, all new and open.
- Groundwork: Grass (LPG), gullies and overpipes.





UPPINGHAM ROAD, PRESTON, OAKHAM LE159NW

TOTAL FLOOR AREA : 1431 sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.