



20 Linnet Court, Uppingham, LE15 9UR

 **NEWTON FALLOWELL**

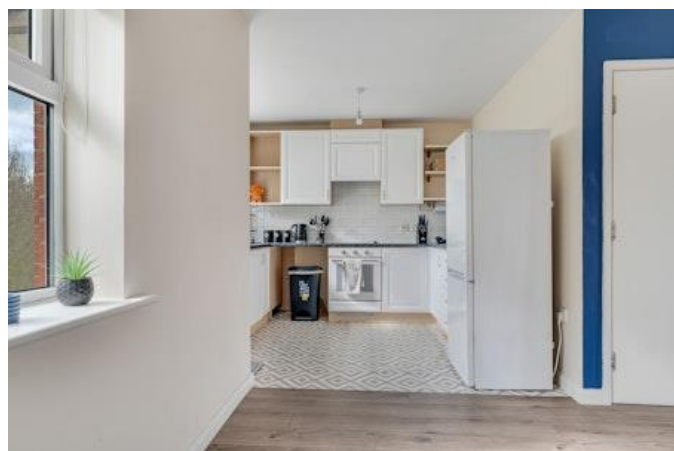


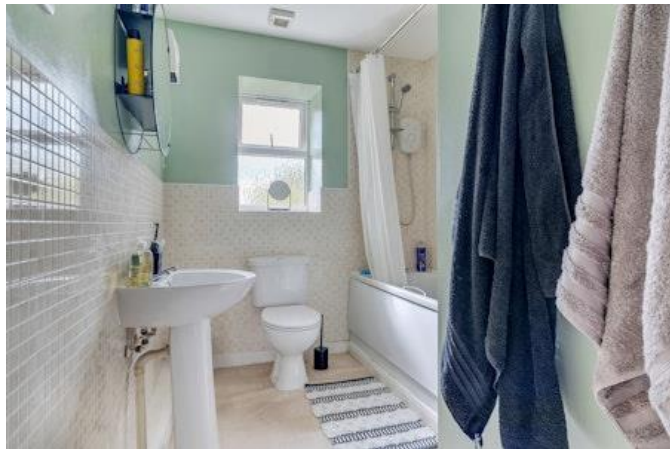
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## Key Features

- Rutland County Council Affordable Housing Scheme
- Second Floor Apartment
- 2 Large Double Bedrooms
- Open-Plan Flexible Living
- Ideal First Home
- Allocated Parking
- Sought-After Location
- Easy Access to Town Centre
- EPC Rating C
- Leasehold

**£112,000**





Linnet Court is a popular residential development in the thriving market town of Uppingham. This well-presented two-bedroom apartment offers light-filled living accommodation and practical modern convenience. Positioned on the second floor of the building, the property benefits from a spacious layout, private parking, and easy access to the town's amenities. This property is marketed 20% below the open market value of £140,000 as part of the Rutland County Council Affordable Housing Scheme. The scheme helps those with a current local connection to the area and with whom have not previously owned a home to purchase a property that would otherwise be unaffordable on the open market.

Entering via the main front door, a welcoming hallway provides access to all principal rooms. The heart of the home is the spacious lounge/diner, which enjoys an abundance of natural light through its dual aspect windows and offers flexible space for both relaxation and dining. The separate kitchen is thoughtfully arranged to maximise practicality, with fitted units, an integrated oven, inset ceramic hobs and space for freestanding appliances.

The apartment offers two well-proportioned bedrooms, with bedroom one benefitting from fitted storage. A generous family bathroom serves both bedrooms, featuring a shower over-bath, hand-wash basin, and W/C. Additional storage is provided via a large cupboard accessed from the hallway.

Externally, the property benefits from an allocated parking space, with additional visitor parking available. Well-tended communal areas complete the setting, offering a peaceful and convenient lifestyle close to Uppingham's excellent selection of independent shops, cafes, and schools. An excellent opportunity to secure a spacious and well-located apartment in one of Rutland's most sought-after market towns.

### Room Measurements

Lounge/Diner 5.9m x 2.94m (19'5" x 9'7")

Kitchen 2.98m x 2.47m (9'10" x 8'1")

Bedroom One 3.57m x 3.42m (11'8" x 11'2")

Bedroom Two 3.59m x 2.83m (11'10" x 9'4")

Bathroom 2.98m x 2.05m (9'10" x 6'8")

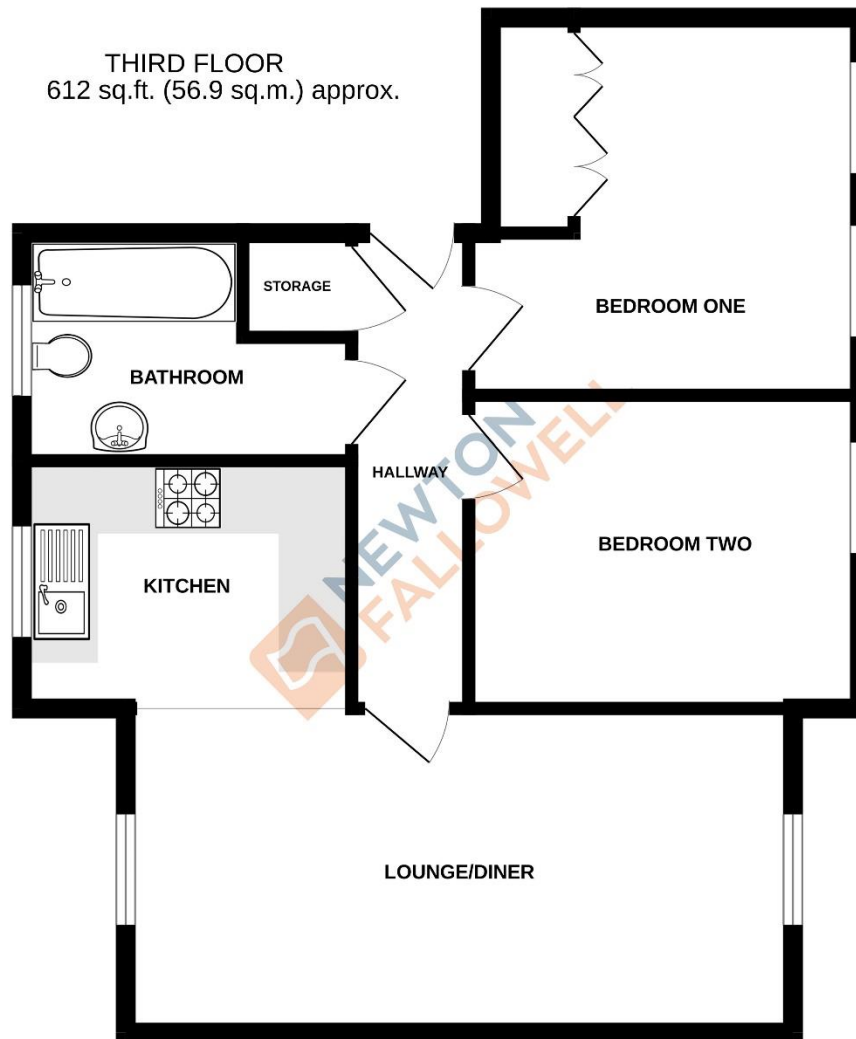
### Discounted Affordable Homes Scheme

This property is marketed 20% below the open market value of £140,000 (as valued by a RICS certified surveyor). This is an affordable housing scheme regulated by Rutland County Council planning authority and set forth within a section 106 agreement. The scheme helps those with a current local connection to the area and with whom have not previously owned a home to purchase a property that would otherwise be unaffordable on the open market. Purchasers must meet the local criteria set out in the 106 agreement. The owner will own 100% of leasehold but they must pass on the 20% discount to future buyers. For more information, please contact Newton Fallowell.

### Leasehold Information

The property benefits from a 125 year lease granted in April 2004. We are advised that the owner pays a service charge of approximately £2000 per annum to Metro PM and ground rent of £200 per annum to Homeground. Contact Newton Fallowell for further information.

THIRD FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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	74 C	78 C
55-68	D		
39-54	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.