



**West View, 16 Leicester Road, Uppingham, Rutland, LE15 9SD**  
**£550,000**



Chartered Surveyors & Estate Agents

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## West View, 16 Leicester Road, Uppingham, Rutland, LE15 9SD



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An opportunity has arisen to acquire a charming character townhouse situated in the sought-after area of the historic market town of Uppingham and offering immaculately presented accommodation appointed to an exacting standard throughout.

\*\* Open-plan Sitting Room and Dining Area \* Shaker-style Kitchen \* Cloakroom/Utility \* 5 Bedrooms \* Bathroom \* Small Shower Room \* Hard-landscaped Rear Garden with a Parking Space \*\*



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### DESCRIPTION

Beautiful Victorian end-terrace townhouse providing elegant five-bedroom accommodation arranged over three floors and retaining many original features.

Benefiting from gas central heating and sealed-unit double glazing, West View features high ceilings, period fireplaces and attractive staircase.

The stylishly appointed interior can be summarised as follows:

**GROUND FLOOR:** Reception Hall, Cloakroom/Utility Room, open-plan Sitting Room and Dining Area, Breakfast Kitchen;

**FIRST FLOOR:** four Bedrooms, Family Bathroom with freestanding bath, separate small Shower Room;

**SECOND FLOOR:** further generously-proportioned Bedroom.

**OUTSIDE** there is a walled garden attractively landscaped for ease of maintenance and featuring a summerhouse to the rear. There is a hand gate providing pedestrian access to the garden from the rear and a double wrought-iron gate giving vehicular access to the area of gravelled off-road parking within the rear garden.

Tenure: Freehold

### 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.

### ACCOMMODATION

#### GROUND FLOOR

#### Storm Porch

With attractive lintel above and stained-glass front door leading to:

#### Reception Hall

Radiator, feature staircase with open spindles leading to first floor, useful under-stairs store cupboard, dado rail, high ceiling with recessed spotlights.

#### Cloakroom/Utility Room

Period-style white suite comprising hand basin and high-flush WC, Utility Area with plumbing for washing machine and small worktop.

Partially wood-panelled walls with dado rail, recessed ceiling spotlights, window to front.

#### Open-plan Sitting Room and Dining Area

Elegant, dual-aspect reception room comprising:

#### Sitting Room 4.14m x 4.52m (13'7" x 14'10")

Feature period fireplace with cast-iron grate, tiled hearth and timber surround, exposed pine floorboards, picture rail, high ceiling, bay window to front with inbuilt seat and fitted shutter blinds.

#### Dining Area 4.50m x 3.66m (14'9" x 12'0")

Radiator, inbuilt alcove cabinet with fitted shelving, exposed pine floorboards, picture rail, high ceiling, French doors with fitted shutter blinds opening to rear garden.

#### Breakfast Kitchen 3.63m x 4.55m (11'11" x 14'11")

Range of attractive fitted units incorporating oak work surfaces, breakfast table, shaker-style base

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cupboard and drawer units and matching eye-level wall cupboards. There is space for range-style cooker with tiled splash-back and extractor hood above.

Radiator, oak floor, vaulted ceiling with recessed spotlights, dual-aspect windows overlooking garden, external partially-glazed door.

### FIRST FLOOR

#### Landing

Radiator, high ceiling with recessed spotlights, staircase giving access to second floor.

#### Bedroom One 5.49m x 3.48m (18'0" x 11'5")

Fireplace recess with period-style surround, two radiators, two alcoves with fitted shelving, two windows with fitted shutter blinds to front.

#### Bedroom Two 3.68m x 3.18m (12'1" x 10'5")

Period cast-iron fireplace, radiator, window with fitted shutter blind to rear.

#### Bedroom Three 2.41m x 3.45m (7'11" x 11'4")

Radiator, window with fitted shutter blind to front.

#### Bedroom Four 2.41m x 3.18m (7'11" x 10'5")

Radiator, recess with fitted shelving, window with fitted shutter blind to rear.

#### Bathroom

The bathroom is equipped with a freestanding, claw-foot, roll-top bath, low-level WC and large pedestal hand basin with mixer tap.

Large built-in airing cupboard housing gas-fired central heating boiler, hot water cylinder and slatted shelving, radiator with heated towel rail, partially wood-panelled walls with dado rail, recessed ceiling spotlights, window with fitted shutter blind to rear.

#### Small Shower Room

Housing shower cubicle with mixer shower above, mosaic tiled splash-backs, heated towel rail and recessed ceiling spotlights.

### SECOND FLOOR

#### Bedroom Five 5.77m x 4.88m (18'11" x 16'0")

This large room can be used as a bedroom or teenager's sitting room. Radiator, fitted shelving, two eaves storage areas, access to loft, window with fitted shutter blind to front, roof light to rear.

### OUTSIDE

#### Front Garden

To the front of the property there is a small garden area with walled boundary.

#### Rear Garden

To the rear of the property there is a private, walled garden which has been landscaped for ease of maintenance to include central circular sitting area, gravelled borders, raised flower bed and block-paved pathway leading to a summerhouse.

There is a hand gate providing pedestrian access to the garden from the rear and a double wrought-iron

gate giving vehicular access to the area of gravelled off-road parking within the rear garden.

The rear garden has an electric point.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband available (Standard, Superfast and Ultrafast)

Mobile signal:

Indoor: EE, O2 available (calls and data), Vodafone - calls only, no Three available

Outdoor: EE, Three, O2, Vodafone available (calls, data and enhanced data)

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.

### 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

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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.

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

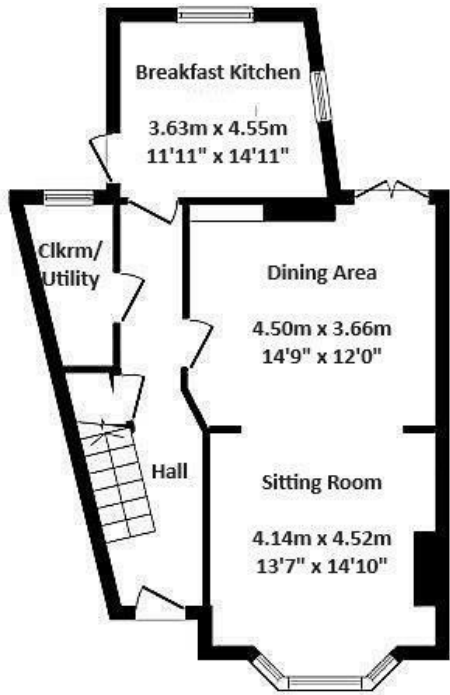
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



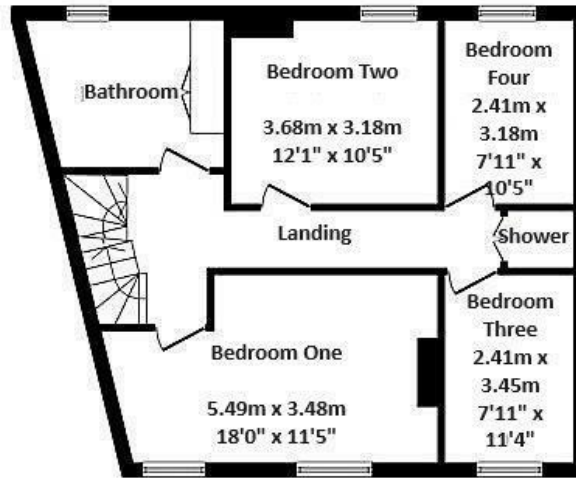




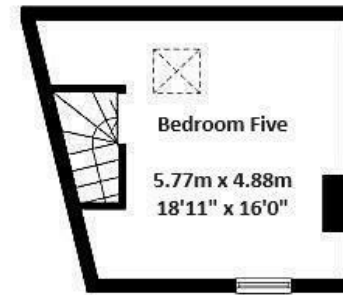




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to scale - for identification purposes only

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		
		<b>76</b>
	<b>46</b>	
<b>England &amp; Wales</b> 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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