



10 Cottesmore Road, Uppingham, Rutland, LE15 9RU
£250,000



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DESCRIPTION

Semi-detached house with off-road parking and good-size rear garden situated within walking distance of Uppingham town centre and its amenities.

Benefiting from gas central heating and replacement double glazing throughout, the accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Breakfast Kitchen, Bathroom, separate WC; FIRST FLOOR: three Bedrooms (two double and one single).

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door, radiator, stairs leading to first floor.

Sitting Room 5.13m x 3.10m (16'10" x 10'2")

Radiator, picture window to front.

Breakfast Kitchen 3.66m x 3.20m (12'0" x 10'6")

Range of fitted units incorporating granite-effect work surfaces, inset stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Space for slot-in cooker, two under-counter appliance spaces with plumbing for dishwasher and washing machine, wall-mounted gas-fired central heating boiler.

Built-in under-stairs store cupboard, recessed ceiling spotlights, window and external door to rear garden.

Bathroom 2.13m x 1.52m (7'0" x 5'0")

White suite of panelled bath with electric shower above and pedestal hand basin. Radiator, tiled splashbacks, frosted window to rear.

WC

Fitted low-level WC, window to side.

FIRST FLOOR

Landing

Doors to bedrooms.

Bedroom One 4.90m x 2.92m (16'1" x 9'7")

Radiator, picture window to front.

Bedroom Two 4.45m x 2.41m (14'7" x 7'11")

Radiator, window to rear.

Bedroom Three 2.39m x 2.57m (7'10" x 8'5")

Radiator, window to rear.

OUTSIDE

Front Garden

The front garden is mainly laid to gravel to allow for two off-road parking spaces. Please note the dwarf maple will be taken out by the current owner.

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

Rear Garden

The good-size rear garden is fully enclosed and is mainly laid to lawn with a patio area and an area of hard standing at the top of the garden.

Included in the sale are two useful sheds.



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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, Three, O2 fully available (calls and data), no Vodafone

Outdoor: EE, Three, O2, Vodafone fully 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.

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

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



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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

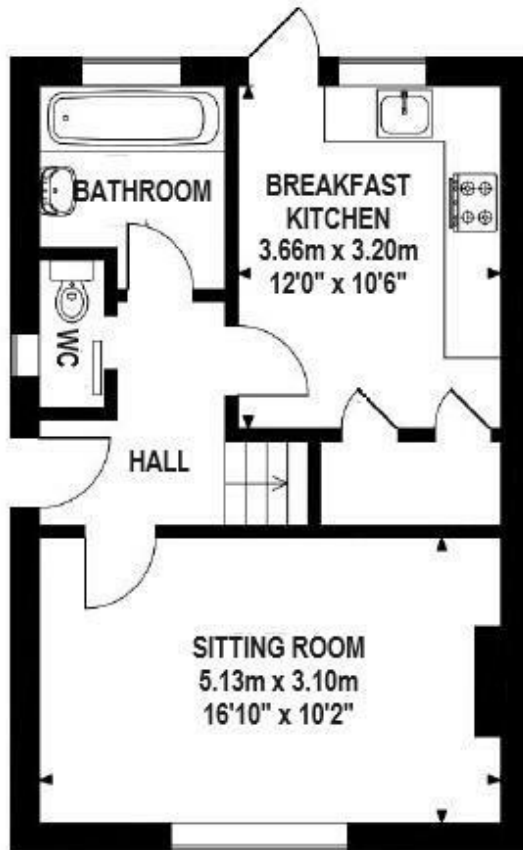
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



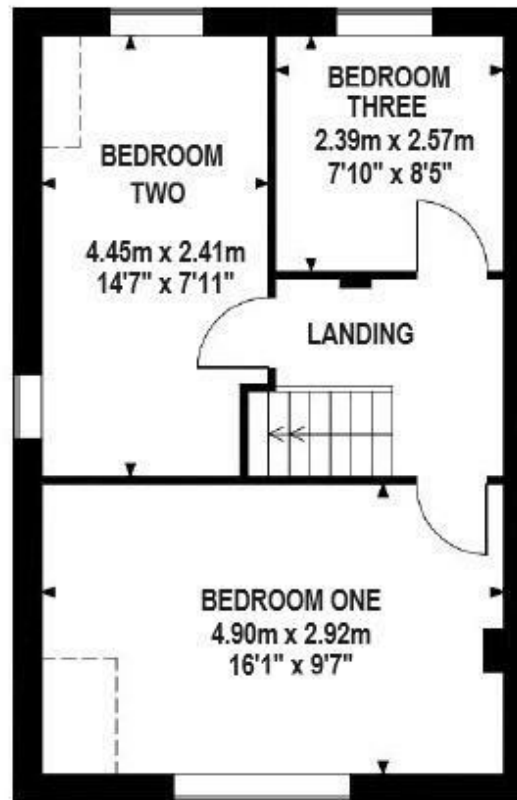




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GROUND FLOOR



FIRST FLOOR

The plan is not to scale and for identification purposes only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC