



18 Southwell Way, Uppingham, Rutland, LE15 9EZ
Guide Price £365,000



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DESCRIPTION

Immaculately presented contemporary detached house with garage, off-road parking and fully enclosed rear garden, overlooking play and open space areas within a desirable new development on the edge of the historic market town of Uppingham.

Built in 2018, the property offers energy-efficient accommodation with gas-fired central heating system (with combi boiler) and high performance glazing and has been equipped to a demanding specification (full list of extras is available for inspection on application).

The interior features an array of quality fixtures and fittings, among them full range of Bosch integrated appliances in the kitchen and hard Amtico flooring in the hallway, kitchen, cloakroom, shower room and bathroom.

Benefiting from burglar alarm system, the accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Living Room, Dining Kitchen;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms, Family Bathroom.

The property is available with NO CHAIN, and viewing is highly recommended.

There is a management fee of (currently) £198.11 per annum payable in regard to this property.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite front entrance door with glazed inset and transom, built-in cupboard, radiator, Amtico flooring, stairs leading to first floor.

Cloakroom/WC

Contemporary white suite of low-level WC and wall-mounted hand basin with tiled splashback, radiator, Amtico flooring, recessed ceiling spotlights.

Living Room 5.54m into bay x 3.45m (18'2" into bay x 11'4")

Radiator, bay window to front, French doors giving access to rear garden.

Dining Kitchen 4.72m x 2.82m max (15'6" x 9'3" max)

Range of contemporary fitted units incorporating surfaces with matching upstand, inset 1.5-bowl single drainer sink with mixer tap, high-gloss base cupboard units and matching eye-level wall cupboards.

Integrated appliances comprise Bosch electric oven and Bosch induction hob with stainless steel splashback and matching extractor above, Bosch dishwasher, Bosch washer-dryer and Bosch

fridge-freezer with kick-space heater beneath.

Radiator, Amtico flooring, window to front, French doors opening onto rear garden.

FIRST FLOOR

Landing

Built-in linen cupboard, loft access hatch, window to rear.

Bedroom One 2.84m x 2.77m (9'4" x 9'1")

Built-in wardrobe with sliding mirror-fronted doors, radiator, window overlooking rear garden.

En-suite Shower Room

Contemporary white suite comprising low-level WC, wall-mounted hand basin and double shower cubicle with tiled surround. Half-tiled walls, chrome heated towel rail, Amtico flooring, recessed ceiling spotlights, window to front.

Bedroom Two 3.43m max x 2.51m (11'3" max x 8'3")

Radiator, window to front.

Bedroom Three 3.45m x 2.21m (11'4" x 7'3")

Radiator, window overlooking rear garden.

Family Bathroom

Contemporary white suite comprising low-level WC, wall-mounted hand basin and panelled bath with tiled surround, thermostatic shower over and fitted glass shower screen. Half-tiled walls, chrome heated towel

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rail, Amtico flooring, recessed ceiling spotlights, window to front.

OUTSIDE

A private tarmac driveway to the side of the property provides off-road parking for 2-3 cars and gives access to the garage.

A hand gate from the driveway links front and rear of the property.

Detached Single Garage 5.92m x 3.20m (19'5" x 10'6")

Light and power, electric up-and-over door.

Front Garden

The front garden is bounded by attractive hedging and includes a paved pathway leading to the front door flanked by areas of lawn.

Rear Garden

The fully enclosed rear garden has been arranged to include a paved patio area (with lighting and outside tap) immediately to the rear of the house, lawn with well-stocked borders and a feature paved circular seating area at the top of the garden.

To the side of the house there is a paved area with raised beds which offers hard standing for a shed, if required.

SERVICES

Mains electricity

Mains water supply
Mains sewerage
Gas central heating
Hot water - from main system, flue gas heat recovery

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: EE, Three, O2, Vodafone - limited voice and data
Outdoor: EE, Three, O2, Vodafone - likely voice and 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 D
Rutland County Council, Oakham 01572-722577

TENURE

Freehold

FLOOD RISK

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

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

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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

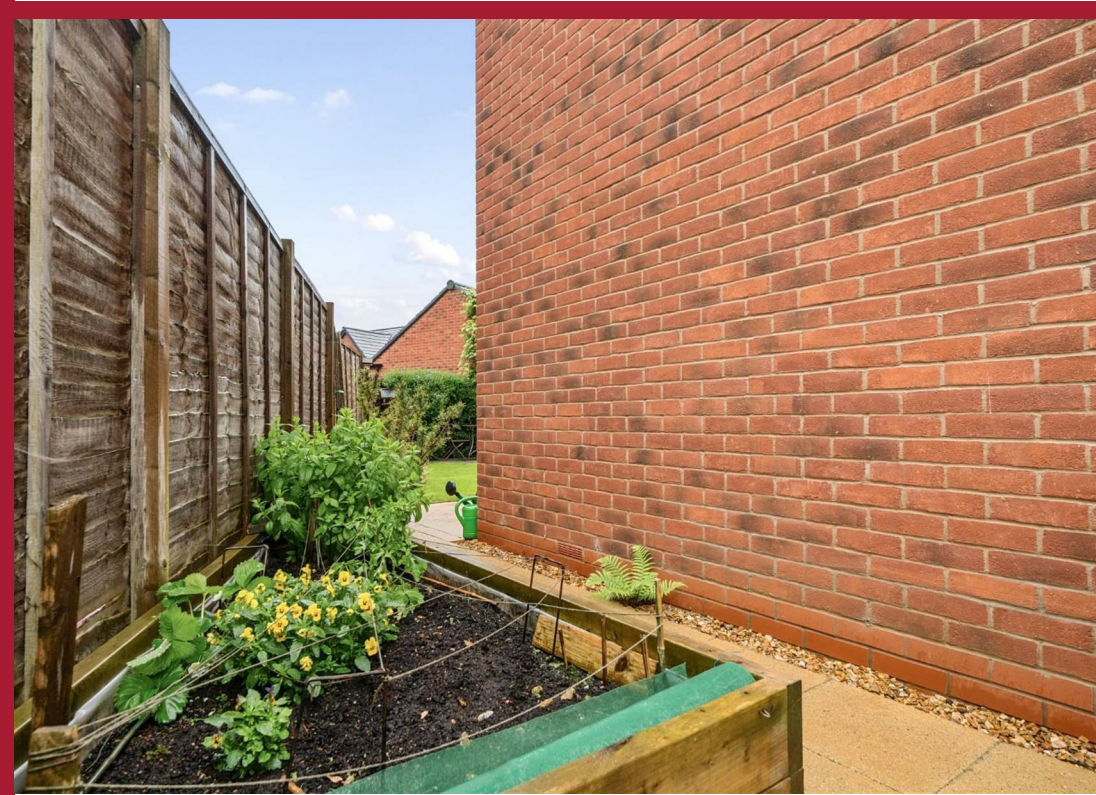
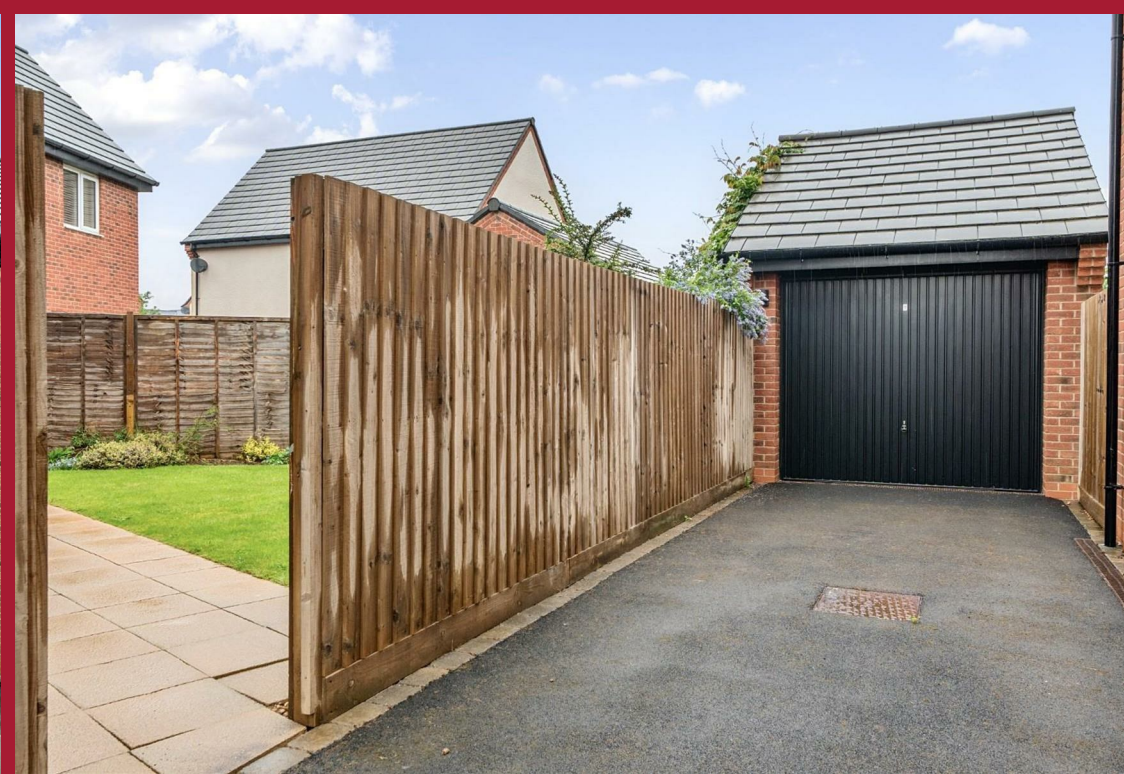
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







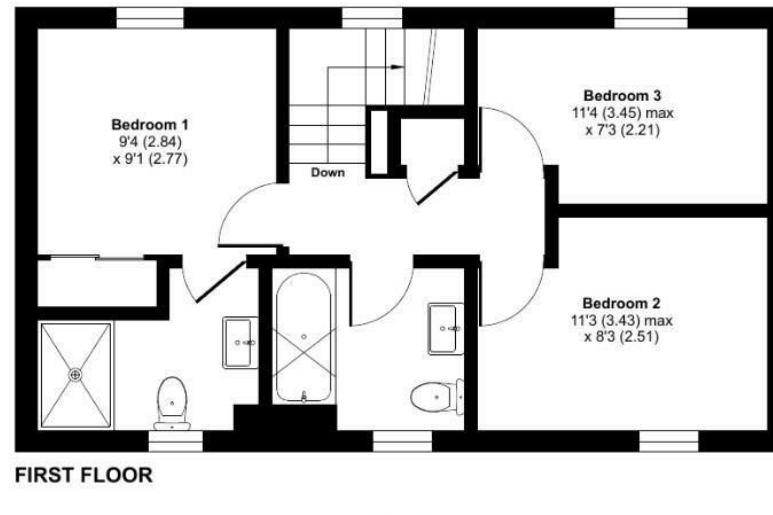
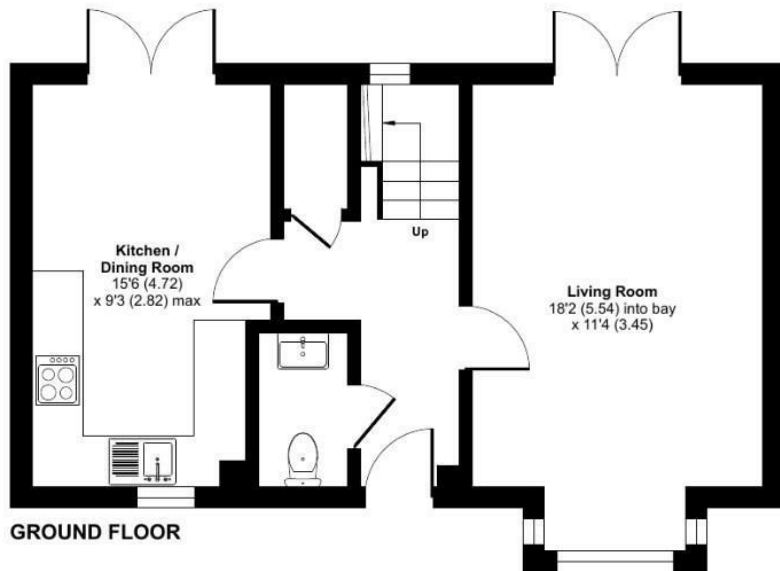
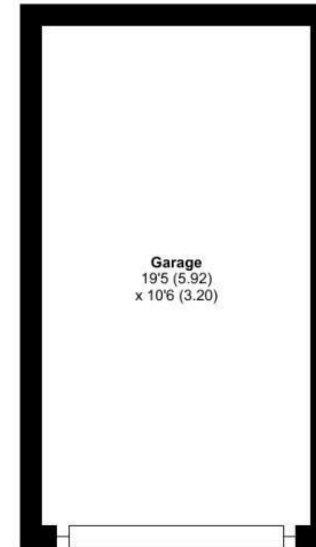






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Approximate Area = 907 sq ft / 84.2 sq m
 Garage = 205 sq ft / 19 sq m
 Total = 1112 sq ft / 103.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1129619

