



3 Shepherds Way, Uppingham, Rutland, LE15 9PW
Guide Price £320,000



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3 Shepherds Way, Uppingham, Rutland, LE15 9PW

Tenure: Freehold

Council Tax Band: D (Rutland)



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Link-detached three-bedroom property with single garage and off-road parking for two cars occupying a good-size plot with attractively landscaped gardens to the front and rear.



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The tastefully presented accommodation has been well maintained by the present owners but would benefit from routine updating. Featuring gas central heating and double glazing throughout, the interior briefly comprises:

GROUND FLOOR: Entrance Porch, Cloakroom/WC, Lounge, open-plan Kitchen and Dining Area; FIRST FLOOR: three Bedrooms (two double and one single), Shower Room.

ACCOMMODATION

GROUND FLOOR

Access to the property lies to the side elevation with block-paved pathway leading to the double-glazed entrance door with glazed side panel.

Entrance Porch

Radiator, internal door to Cloakroom/WC, further internal door leading to Lounge.

Cloakroom/WC

Coloured suite comprising low-level WC and inset hand basin with adjoining vanity top, half-tiled walls, window to side.

Lounge 3.94m x 5.74m (12'11" x 18'10")

Fitted coal-effect gas fire, two radiators, staircase with turned spindles leading to first floor, coving to ceiling, two ceiling roses, full-height picture window to front, full-height glazed panel to Entrance Porch, sliding glazed door with matching panels to side and above giving access to Dining Area.

Kitchen & Dining Area:

Kitchen Area 3.91m x 3.07m (12'10" x 10'1")

Range of floor and wall-mounted units, inset single drainer stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level Neff electric double oven, inset Neff gas hob with extractor above, recess for fridge-freezer, under-counter space and plumbing for washing machine and dishwasher.

Built-in under-stairs storage cupboard, window overlooking rear garden, external double-glazed door to side.

Dining Area 3.91m x 2.67m (12'10" x 8'9")

Radiator, steps up to Lounge, sliding patio doors leading to rear garden.

FIRST FLOOR

Gallery-style Landing

Built-in cupboard housing hot water cylinder, high-level window to side.

Bedroom One 3.99m + wardrobe x 3.58m (13'1" + wardrobe x 11'9")

Built-in double wardrobe, radiator, window to front.

Bedroom Two 3.28m + wardrobe x 3.43m (10'9" + wardrobe x 11'3")

Built-in double wardrobe, radiator, window overlooking rear garden.

Bedroom Three 2.49m x 2.11m (8'2" x 6'11")

Radiator, window to front.

Shower Room 1.98m x 2.21m (6'6" x 7'3")

White suite of low-level WC and Balterley Victoria vanity hand basin with cupboards beneath, walk-in shower enclosure, fully tiled walls, radiator, loft access hatch, high-level window to rear.

OUTSIDE

Single Garage 4.75m x 2.36m (15'7" x 7'9")

Light and power, Worcester gas central heating boiler, manual up-and-over door to front, window and personnel door to rear garden.

Front Garden

The property is accessed via a block-paved driveway which leads to the garage and provides additional off-road parking for two vehicles.

Adjoining the driveway is an open-plan area of garden featuring a lawn with inset tree, shrubs, bushes, conifer, beds and flowering plants.

Rear Garden

The good-size rear garden is fully enclosed and has been attractively landscaped to include two areas of shaped lawns linked by steps and featuring deep borders stocked with an array of shrubs, bushes and colourful plants. There is a paved seating area at the top of the garden.

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

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TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability: O2 - voice likely, data limited; EE, Three - voice and data limited; Vodafone - none
Indoor: O2, EE, Three, Vodafone - voice and data likely
Outdoor:
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

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 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.

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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.









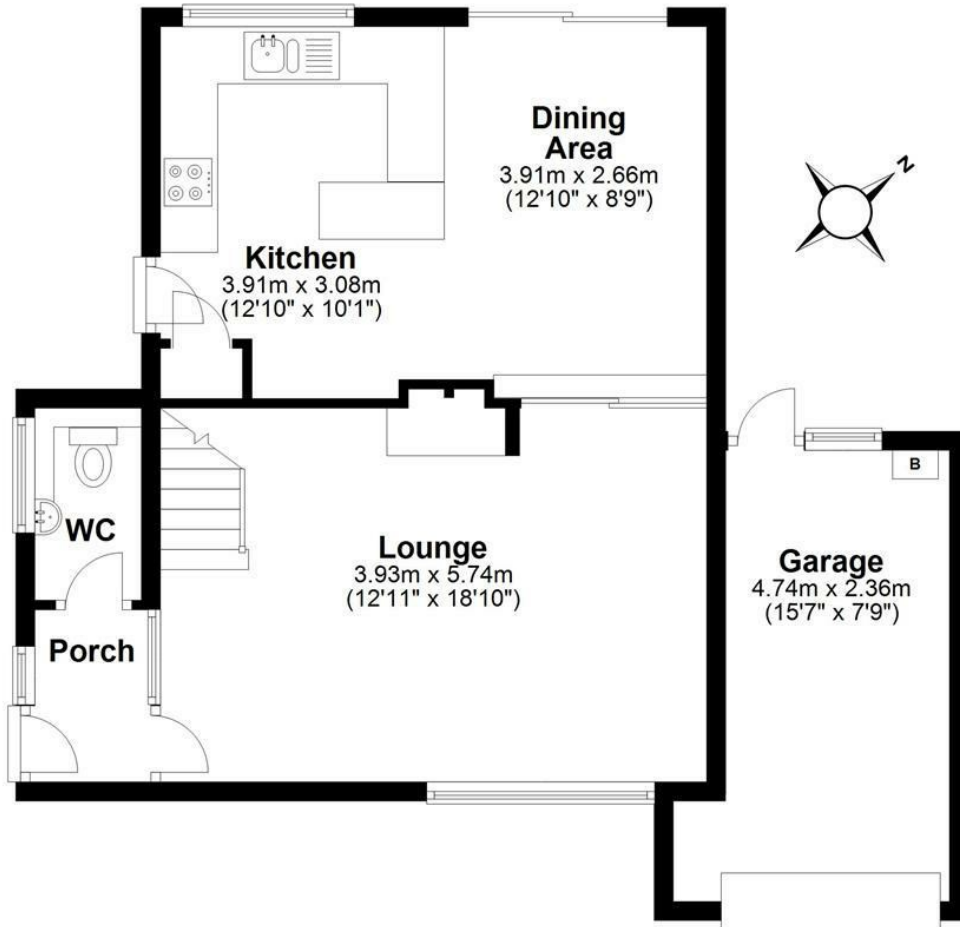




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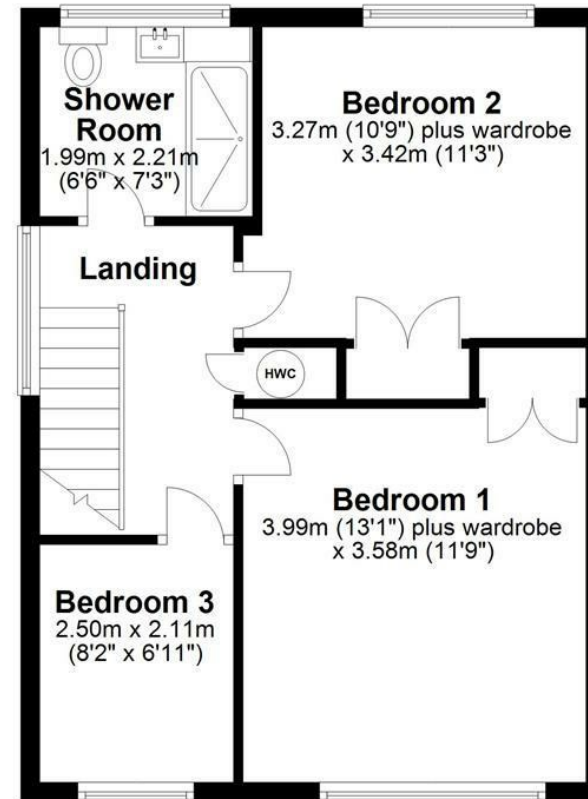
Ground Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.1 sq. feet)



Total area: approx. 109.1 sq. metres (1174.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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