



**60 High Street West, Uppingham, Rutland, LE15 9QD**  
**Offers Around £325,000**



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**60 High Street West, Uppingham, Rutland, LE15 9QD**

**Tenure: Freehold**

**Council Tax Band: D (Rutland)**



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Attractive stone-built character cottage situated in the centre of the historic market town of Uppingham and providing charming accommodation with original features.

**\*\* 2 Reception Rooms \* Breakfast Kitchen \* 3 Bedrooms \* Bathroom \* Shower Room \* Cellar \* Courtyard Garden \*\***



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### DESCRIPTION

Attractive stone-built character cottage situated in the centre of the historic market town of Uppingham and providing charming accommodation with original features.

The accommodation benefits from gas-fired central heating and briefly comprises:

GROUND FLOOR: Entrance Hall, Shower Room, Dining Room, Sitting Room, Breakfast Kitchen;  
FIRST FLOOR: three Bedrooms, Bathroom.

OUTSIDE there is a useful Cellar and a beautiful Courtyard Garden providing a peaceful retreat.

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### ACCOMMODATION

#### GROUND FLOOR

**Entrance Hall 2.11m max x 1.32m average (6'11" max x 4'4" average)**

Entrance door, radiator, solid wood stripped floor.

#### Shower Room

White suite comprising low-level WC, hand basin with tiled splashback and shower cubicle with fully tiled surround and MIRA shower above.

Radiator, wall-mounted gas-fired central heating boiler, obscure glazed window to rear.

**Dining Room 3.73m x 3.35m (12'3" x 11'0")**

Radiator, exposed ceiling beam, staircase leading to first floor, dual-aspect windows.

**Sitting Room 5.99m x 3.53m reducing to 2.87m (19'8" x 11'7" reducing to 9'5")**

Open fire grate with cast-iron surround and timber mantel, two radiators, exposed ceiling beams, under-stairs cupboard, wall-light points, three windows to front.

**Breakfast Kitchen 4.09m x 3.30m average (13'5" x 10'10" average)**

Irregular-shaped room with ample space for dining table and featuring roll-top work surfaces, inset 1.5-bowl single drainer stainless steel sink unit, base cupboard and drawer units, matching eye-level wall cupboards, integrated HYGENA electric oven and HYGENA ceramic hob with extractor hood above. There is plumbing for washing machine as well as under-counter spaces for fridge and freezer.

Radiator, partially sloping ceiling, external glazed door giving access to an attractive courtyard garden.

#### FIRST FLOOR

#### Landing

Built-in airing cupboard, partially sloping ceiling, window to rear.

**Bedroom One 2.95m x 3.63m into wardrobes (9'8" x 11'11" into wardrobes)**

Range of fitted pine-effect wardrobes, radiator, partially sloping ceiling, window to front.

**Bedroom Two 2.01m x 2.95m into wardrobes (6'7" x 9'8" into wardrobes)**

(currently used as a Study)  
Fitted desk with storage beneath and adjoining shelving unit, radiator, partially sloping ceiling, window to front.

**Bedroom Three 3.48m x 2.11m (11'5" x 6'11")**

Range of fitted glass-fronted wardrobes with storage cupboards over, radiator, window to front.

**Bathroom 1.60m x 2.54m max (5'3" x 8'4" max)**

White four-piece suite comprising low-level WC, bidet, hand basin with vanity cupboard beneath and panelled bath with hand-held shower attachment.

Partially tiled walls, built-in vanity cupboard, partially sloping ceiling, obscure glazed window to side.

#### OUTSIDE

Door leading to:

#### Cellar

With steps down, electric light, radiator and fitted shelving.

#### Courtyard Garden

The beautiful courtyard garden features paved patio area screened by mature hedging with trellis-work



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archway leading to a further area block-paved terrace area ideal for seating and plant display.

### SERVICES

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

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.

### 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.

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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



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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.











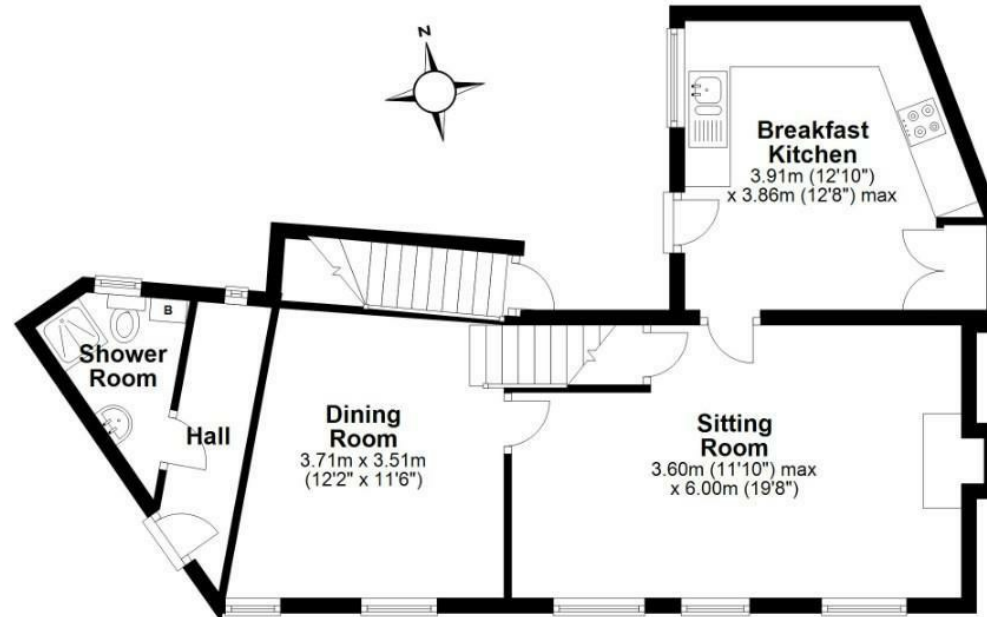




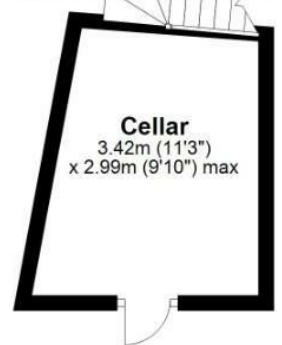


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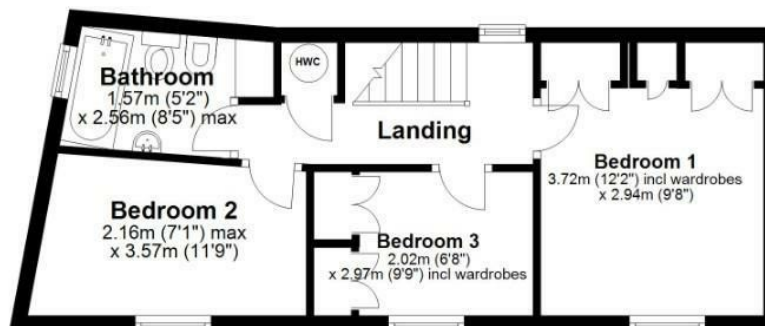
**Ground Floor**  
Approx. 58.3 sq. metres (627.5 sq. feet)



**Basement**  
Approx. 9.2 sq. metres (98.9 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (375.5 sq. feet)



Total area: approx. 102.4 sq. metres (1101.9 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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	



