



29, North Street East, Uppingham, Rutland, LE15 9QJ
Guide Price £250,000



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DESCRIPTION

Semi-detached house in need of routine updating set on a large plot in an established residential area of Uppingham within an easy walking distance of the town centre and its amenities.

The well-proportioned accommodation benefits from gas central heating and double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, Dining Room, Lounge, Kitchen, Cloakroom/WC; FIRST FLOOR: three Bedrooms (two doubles and a single), Shower Room.

OUTSIDE: there is an ample off-road parking area to the front and a generously-sized garden to the rear.

The size of the plot occupied by the property offers potential for extending the existing accommodation, subject to necessary planning consents.

GROUND FLOOR

The main access to the property lies to the side elevation where part-glazed UPVC door leads to:

Entrance Hall

Radiator, stairs leading to first floor, window to side.

Dining Room 3.66m x 3.00m (12'0" x 9'10")

Radiator, picture rail, window to front.

Lounge 3.99m x 3.71m (13'1" x 12'2")

Gas fire set in fireplace with tiled surround, fitted

alcove cupboards to side of fireplace, radiator, picture rail, window to front.

Kitchen 3.71m x 2.39m (12'2" x 7'10")

Range of fitted units incorporating formica work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, distressed base cupboard and drawer units, matching eye-level wall cupboards and display shelving. Integrated appliances comprise Bosch electric oven and four-ring gas hob with extractor above. There is an under-counter appliances space.

Built-in Utility Cupboard, tiled floor, internal door to Cloakroom/WC, window overlooking rear garden, external door to rear.

Cloakroom/WC

Two piece suite of low-level WC and wash hand basin, window to rear.

FIRST FLOOR

Landing

Bedroom One 3.99m x 3.00m (13'1" x 9'10")

Built-in cupboard, radiator, picture rail, dual-aspect windows to front and side.

Bedroom Two 3.71m x 3.10m (12'2" x 10'2")

Radiator, picture rail, window to front.

Bedroom Three 3.30m x 2.67m (10'10" x 8'9")

Built-in airing cupboard housing hot water cylinder, radiator, window overlooking rear garden.

Shower Room

White suite of low-level WC and pedestal hand basin, corner shower cubicle with tiled surround, radiator, loft access hatch, obscure window to rear.

OUTSIDE

Parking

The property's frontage is hard-landscaped to feature brick-paved driveway and adjoining gravelled terrace with mature hedge boundary which provide an ample area of off-road parking for a number of vehicles.

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

Rear Garden

A considerably larger than average rear garden is a particular feature of the property. The garden is mainly laid to lawn with planted borders and features an ornamental pond and seating areas.

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:
Indoor: EE - voice and data likely; Three - voice likely, data limited; O2 - voice and data limited; Vodafone - none;
Outdoor: EE, Three, O2, Vodafone - voice and data

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likely.
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.

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.

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

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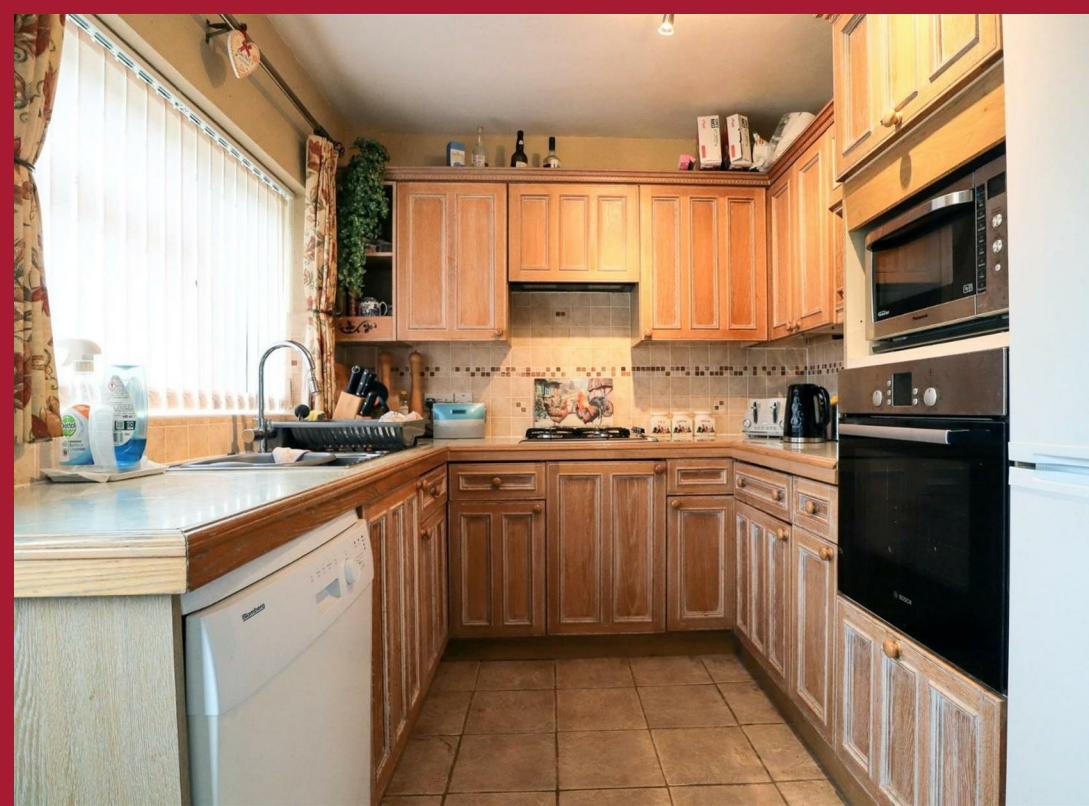
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given in good faith.

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.



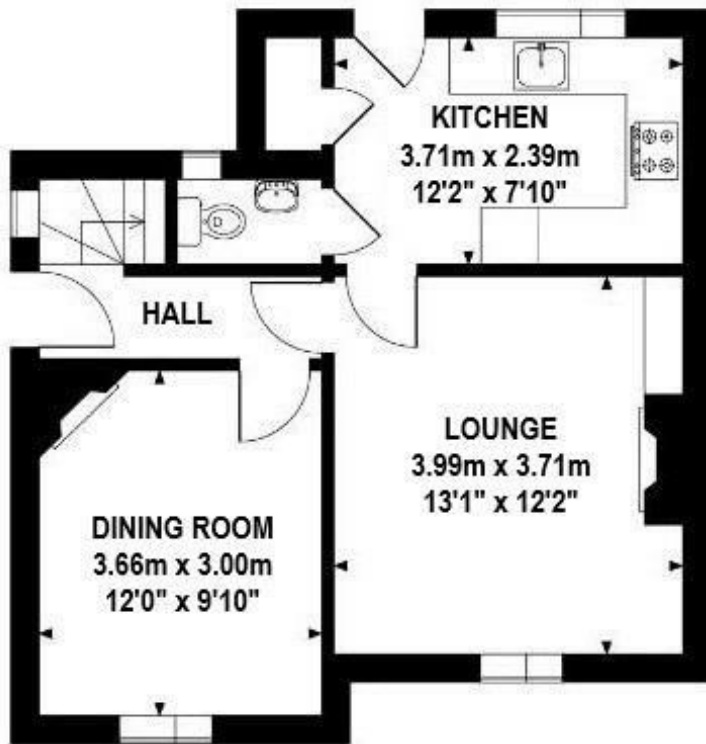




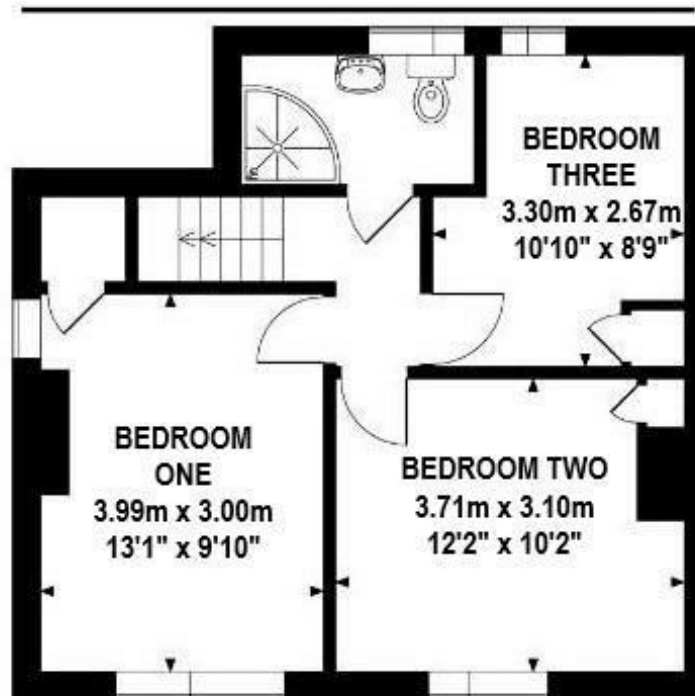


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GROUND FLOOR



FIRST FLOOR



Not to scale - for identification purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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		
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