



**39 The Quadrant, Uppingham, Rutland, LE15 9QP**  
**Guide Price £235,000**



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**39 The Quadrant, Uppingham, Rutland, LE15 9QP**

**Tenure: Freehold**

**Council Tax Band: B (Rutland County Council)**



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A middle-terrace house with ample off-road parking and larger-than average garden offering potential to extend the existing accommodation further, subject to relevant planning permission, set in an established residential area on the edge of Uppingham but within easy walking distance of the town centre and its amenities.



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With gas central heating and full double glazing, the well-proportioned accommodation would benefit from routine updating and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, Dining Room, attractive Kitchen, Utility Area, Wet Room;

FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

UPVC double-glazed entrance door, laminate floor, stairs leading to first floor.

##### Lounge 3.58m x 3.12m (11'9" x 10'3")

Fireplace recess with timber lintel above housing log-burning stove set on raised hearth, radiator, fitted wood display shelving with cupboards and drawers beneath, window to front.

##### Dining Room 5.05m x 2.97m (16'7" x 9'9")

Radiator, window to front.

##### Kitchen 1.70m x 4.04m (5'7" x 13'3")

Range of attractive fitted units incorporating granite-effect work surfaces, inset single drainer stainless steel sink with mixer tap, base shelving, cupboards and drawers, matching eye-level wall cupboards and display shelving.

Integrated appliances comprise eye-level Hotpoint electric double oven and Zanussi four-ring gas hob with extractor fan above.

Metro tiles to splashbacks, radiator, window overlooking rear garden.

##### Rear Porch/Utility Area 1.91m x 3.43m (6'3" x 11'3")

Fitted wall shelving, fitted worktop with space and plumbing for washing machine beneath, space for upright fridge-freezer, tiled floor, windows and external double doors to rear garden.

##### Wet Room 1.70m x 2.21m (5'7" x 7'3")

White suite of low-level WC and wall-mounted hand basin, shower area with Mira power shower, tiled walls, tiled floor, radiator, fitted wall shelving, wall-mounted Ideal gas central heating boiler, window to rear.

#### FIRST FLOOR

##### Landing

Laminate floor, loft access hatch.

##### Bedroom One 3.30m x 3.33m incl wardrobes (10'10" x 10'11" incl wardrobes)

Built-in wardrobes to one wall, radiator, window to front.

##### Bedroom Two 2.92m x 3.68m plus cupboard (9'7" x 12'1" plus cupboard)

Built-in wardrobe, radiator, window to front.

##### Bedroom Three 2.36m x 2.77m (7'9" x 9'1")

Radiator, window to rear providing views over rear garden and countryside beyond.

##### Bathroom 1.93m x 2.31m (6'4" x 7'7")

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath.

Tiled splashbacks, built-in cupboard housing hot water cylinder, radiator, window to rear.

#### OUTSIDE

##### Parking

The property's open-plan frontage is brick-paved to provide off-road parking for three cars.

##### Rear Garden

The generously-proportioned rear garden is fully enclosed and backs on to fields. The garden has been arranged to include large patio area separated from the rest of the garden by a low-level picket fencing with a central trellis archway with a climber, lawn with adjoining pathway running the length of the garden and well-stocked border at the top.

#### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>



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Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:

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

Outdoor: EE, O2, Three, Vodafone - voice and data 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', chemists', library and dentists'.

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

### FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

### 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

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by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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

















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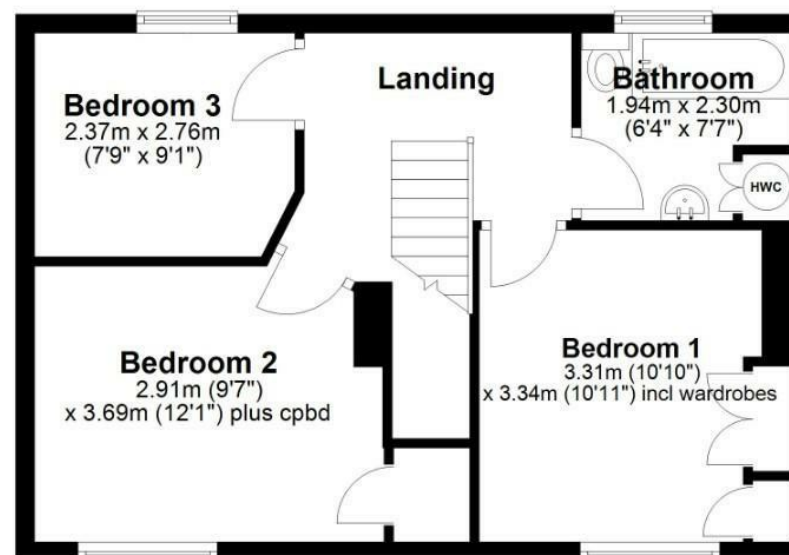
## Ground Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



Total area: approx. 96.8 sq. metres (1041.5 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>86</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 energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		



