



**5 Scott Close, Uppingham, Rutland, LE15 9TD**  
**Asking Price £449,950**



Chartered Surveyors & Estate Agents

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**5 Scott Close, Uppingham, Rutland, LE15 9TD**  
**Tenure: Freehold**  
**Council Tax Band: E (Rutland County Council)**



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**DESCRIPTION**

An opportunity has arisen to purchase a character townhouse with garage and professionally landscaped gardens offering beautifully presented accommodation in a quiet cul de sac on the edge of Uppingham but within walking distance of the town centre and its amenities.

No. 5 Scott Close offers spacious, flexible accommodation arranged over three storeys and featuring an excellent Living Kitchen/Diner and large Sitting Room with balcony providing elevated view over the south facing garden.

The tastefully appointed interior can be summarised as follows:  
GROUND FLOOR: Entrance Hall, WC, Sitting Room, Double Bedroom;  
LOWER GROUND FLOOR: open-plan Living Kitchen/Diner with shaker style units and AGA, walk-in Storage Room, Shower Room/WC/Utility;  
FIRST FLOOR: large Double Bedroom, further Single Bedroom, Bathroom.

Early viewing is highly recommended.

**ACCOMMODATION**

**GROUND FLOOR**

**Entrance Hall**

Panelled main entrance door with transom, matt well, radiator, recessed ceiling spotlights, return staircase

with open spindles leading to first floor, stairs down to Lower Ground Floor.

**WC**

Contemporary suite of low level WC and vanity hand basin with storage beneath, radiator, window to front elevation.

**Sitting Room 6.05m x 3.86m (19'10" x 12'8")**

Elegant, triple aspect reception room of generous proportions with two radiators, wall light points, recessed ceiling spotlights, window to front elevation, window to side elevation and a set of French doors leading to Balcony.

**Balcony**

Good size balcony with metal balustrade and metal stilts enjoying an elevated, south facing outlook over rear garden.

**Bedroom Two 3.05m x 3.05m (10'0" x 10'0")**

Radiator, two windows overlooking rear garden.

**LOWER GROUND FLOOR**

**Living Kitchen/Diner 6.88m max x 5.08m max (22'7" max x 16'8" max)**

This beautiful, open-plan space enjoying views over rear garden is the hub of the home and features extensive range of modern shaker style units incorporating timber effect work surfaces with Moroccan tiles to splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, ample base cupboard and drawer units, matching eye level

wall cupboards with ambient lighting beneath and display shelving.

Integrated appliances comprise fridge-freezer, dishwasher, electric oven and ceramic hob with extractor above. Included in the sale is a two-oven gas fired AGA (in black).

Radiator, timber effect floor, understairs storage cupboard, access to walk-in Storage Room, wall light points, recessed ceiling spotlights, window and a set of external French doors opening to rear garden.

**Walk-in Storage Room**

Fitted double cupboard and coat hooks.

**Shower Room/WC/Utility**

Fitted timber effect worktop with inset sink, cupboards and two appliance spaces with plumbing for washing machine beneath, shower cubicle with tiled surround and low level WC.

Wall mounted Ideal gas combi boiler, upright stainless steel radiator, timber effect floor, recessed ceiling spotlights, extractor fan, high level window to front elevation.

**FIRST FLOOR**

**Landing**

Radiator, loft access hatch, recessed ceiling spotlights.

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**Bedroom One 4.60m max x 4.27m (15'1" max x 14'0")**

Range of built-in bedroom furniture (to three walls) comprising two double wardrobes and further storage, radiator, recessed ceiling spotlights, dual aspect windows to front and rear elevations.

**Bedroom Three 2.64m x 2.67m (8'8" x 8'9")**

Fitted cupboard, radiator, two windows overlooking rear garden.

**Bathroom**

Contemporary suite comprising 'P'-shaped shower bath with glass screen, low level WC and rectangular hand basin with mixer tap and high gloss vanity cupboards beneath, contrasting metro style tiles to splashbacks, upright stainless steel radiator, ornate tiles to floor, recessed ceiling spotlights, window to front elevation.

**OUTSIDE**

**Garage 4.55m x 2.54m (14'11" x 8'4")**

(situated on the left hand side, in a block of five garages)

Manual up and over door, fitted shelving.

**Garden**

The south facing wrap around gardens to the side and rear of the house are fully enclosed and have been professionally landscaped to make the most of the site's sloping topography.

The area of garden to the side of the house is privately screened by mature trees and conifers and features a deep, well stocked border, a rockery and steps with attractive wrought iron hand rail and climber archway leading down to the rear garden.

Immediately to the rear of the house is a good size paved patio area, adjoining gravel terraces, shaped lawn with mature inset coniferous trees and pathway leading to timber hand gate providing external access to the garden from the rear.

**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 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 E

Rutland County Council, Oakham 01572-722577

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### **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 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.





















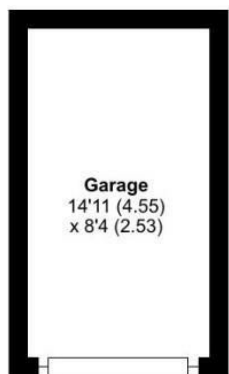
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Approximate Area = 1326 sq ft / 123.1 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1450 sq ft / 134.6 sq m

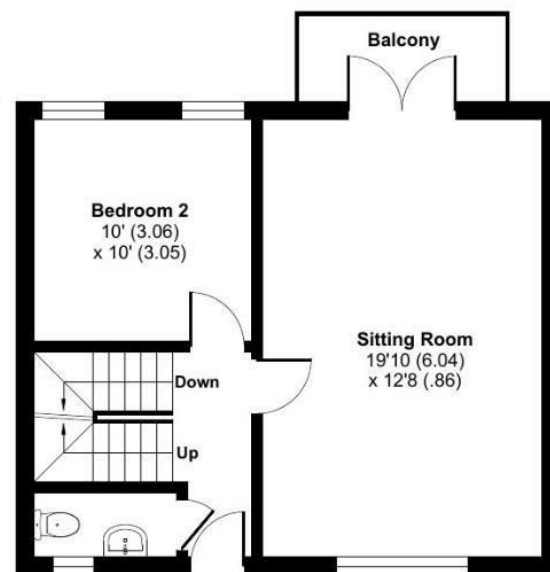
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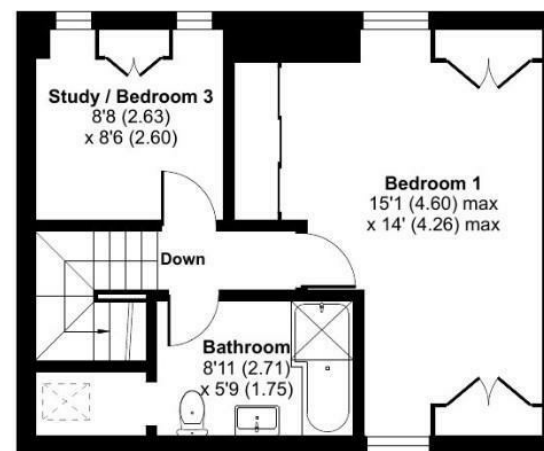
GARAGE



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1250124



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC