



1 Norton Street, Uppingham, Rutland, LE15 9QN
Chain Free £449,000



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1 Norton Street, Uppingham, Rutland, LE15 9QN
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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Beautiful, detached period cottage with a lovely courtyard garden occupying an idyllic position on the fringe of Uppingham town centre.

**** 2 Reception Rooms * Shaker-style Kitchen * WC * Spacious Converted Cellar * 3 Bedrooms * Shower Room ****



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This charming property is predominantly stone built and has recently undergone a thorough programme of sympathetic refurbishment to offer immaculately presented accommodation which retains a wealth of original character.

The stylishly appointed interior benefits from gas central heating and double glazing and includes a spacious Cellar that has been converted to provide an excellent Utility Room.

The accommodation can be summarised as follows:

GROUND FLOOR: Entrance Area, Living Room, separate Dining Room, shaker-style Kitchen, Cloakroom/WC;

LOWER GROUND FLOOR: Utility Room;

FIRST FLOOR: three Bedrooms, Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Area 3.23m x 1.65m (10'7" x 5'5")

Multi pane glazed entrance door, recessed ceiling spotlights, stairs leading to first floor, door to Living Room, opening to Dining Room.

Living Room 4.01m x 3.45m (13'2" x 11'4")

Cast iron column radiator, exposed ceiling beam, alcove with fitted display shelving, recessed ceiling

spotlights, dual aspect windows to front and rear elevations.

Dining Room 4.01m x 3.10m (13'2" x 10'2")

Cast iron column radiator, exposed ceiling beam, built-in cupboard, recessed ceiling spotlights, window with fitted seat to front elevation, further window to rear elevation, feature double doors with leaded light detail to Kitchen, double doors leading down to Lower Ground Floor Utility Room.

Kitchen 3.15m x 1.98m (10'4" x 6'6")

Attractively fitted in modern shaker style and featuring composite work surfaces with matching upstand and grooved drainer, deep porcelain sink, base cupboard and drawer units, matching eye-level wall cupboards and display cabinets.

Space and plumbing for American-style fridge-freezer, under-counter plumbing and space for slimline dishwasher and space for slot-in cooker with extractor hood above. The Quooker tap and fridge-freezer are available by separate negotiation.

Cast iron column radiator, tiled floor, recessed ceiling spotlights, external multi pane glazed door with windows to either side leading to courtyard garden.

Cloakroom/WC

Heritage style white suite of low level WC and pedestal hand basin, cast iron column radiator, window to side elevation.

LOWER GROUND FLOOR

Utility Room 3.76m x 3.18m (12'4" x 10'5")

(converted Cellar)

Fitted contemporary units incorporating roll-top work surface, base cupboard and drawer units, matching eye level wall cupboards and shelving. There is under-counter space and plumbing for washing machine and space for tumble dryer.

Radiator, recessed ceiling spotlights, extractor fan, window to front elevation.

FIRST FLOOR

Landing

Hand rail with open spindles, exposed roof timbers, window to rear overlooking Norton Street.

Bedroom One 4.01m x 2.72m (13'2" x 8'11")

Double bedroom with cast iron column radiator, vaulted ceiling with loft access hatch and window to front elevation providing attractive outlook.

Bedroom Two 3.38m x 2.39m (11'1" x 7'10")

Double bedroom with fitted hand basin, cast iron column radiator, recess with fitted bookshelves, partially vaulted ceiling and window to front elevation.

Bedroom Three 2.59m x 2.39m (8'6" x 7'10")

Cast iron column radiator, window to front elevation.

Shower Room

Equipped with contemporary suite comprising low

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level WC, oval hand basin mounted on vanity top and double shower cubicle with slimline tray and mixer shower above. Metro style tiles to splashbacks and part of walls, recessed ceiling spotlight, wall light point, heated towel rail, extractor fan, window to side overlooking courtyard garden.

OUTSIDE

Gardens

Arched gateway with rustic trellis above leads to the front garden which includes flagstone pathway flanked by garden borders stocked with a wide variety of shrubs, bushes and roses. The front elevation of the property features a beautiful, old climbing wisteria.

The courtyard garden is fully enclosed by brick walling and incorporates a block paved terrace, adjoining borders, raised beds stocked with various shrubs, bushes and plants and working water feature. The garden includes all new garden lighting, storage area with electrics running to it and further external store to the east elevation.

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; 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.

AGENT'S NOTE

All furniture and appliances featuring in the present brochure are brand new and available by separate negotiation.

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

Enquiries to 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

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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.











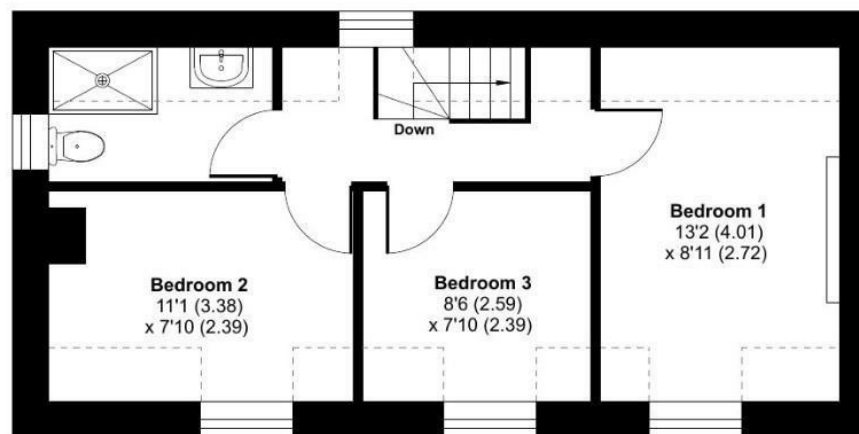
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Approximate Area = 940 sq ft / 87.3 sq m

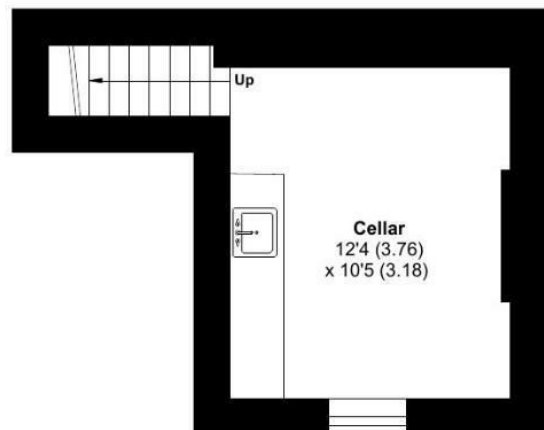
Limited Use Area(s) = 91 sq ft / 8.4 sq m

Total = 1031 sq ft / 95.7 sq m

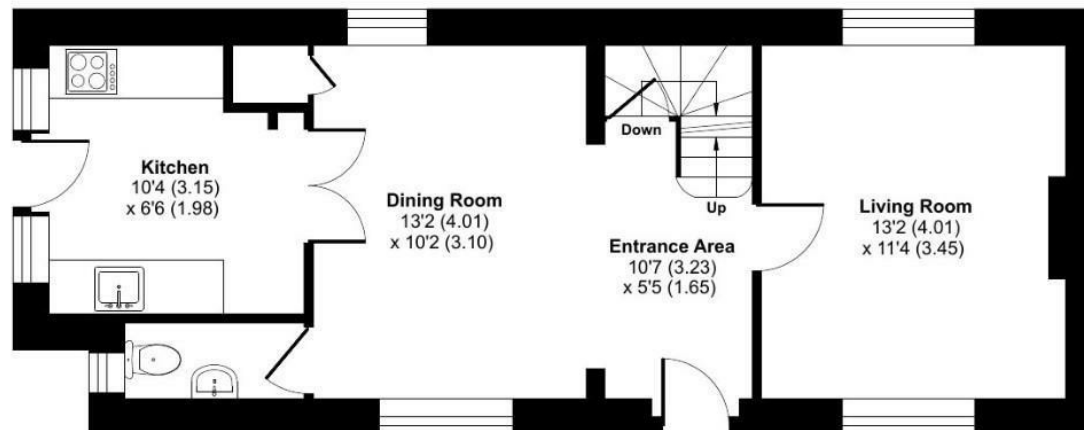
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Energy Efficiency Rating

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

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2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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