



7 Newtown Crescent, Uppingham, Rutland, LE15 9TP
Guide Price £370,000



Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

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Tenure: Freehold

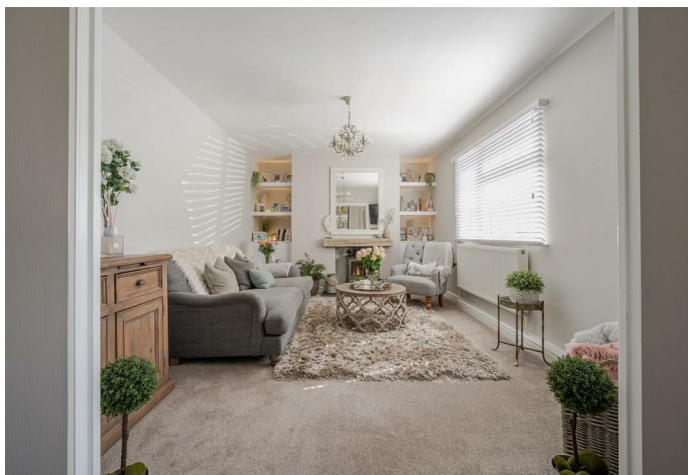
Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

Beautifully presented, extended, semi-detached house with single garage, off-road parking for several vehicles and immaculately maintained rear garden of good size set in a popular residential area on the edge of this charming historic market town.

**** Sitting Room * Stunning Living Kitchen/Diner * Utility * WC * Cloakroom * 4 Double Bedrooms * 2 Bath/Shower Rooms ****



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The property has been much improved and modernised throughout by the current owners and offers a beautiful family home in a desirable location.

Benefiting from gas central heating and full double glazing, the energy-efficient accommodation can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom, WC, Sitting Room with log-burning stove, Inner Hall, Study, superb open-plan shaker-style Living Kitchen/Diner, useful Utility Room;

FIRST FLOOR: large Master Bedroom with en-suite Shower Room, three further good-size Double Bedrooms, Family Bathroom.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

Covered Porch

Timber porch with part-glazed UPVC main entrance door with glazed side panel giving access to:

Entrance Hall 3.33m x 1.70m (10'11" x 5'7")

Radiator, tiled floor, recessed ceiling spotlights, part-glazed double doors leading to Sitting Room, access to Inner Hall.

Cloakroom 1.19m x 2.26m (3'11" x 7'5")

Providing ample space for coats and footwear.

WC

Two-piece suite of low-level WC and hand basin with mixer tap, chrome heated towel rail, tiled floor, recessed ceiling spotlights.

Sitting Room 4.80m x 3.33m (15'9" x 10'11")

Dual-fuel log-burning stove set within fireplace recess with raised hearth and heavy timber mantel above, alcoves with traditional fitted cupboards and display shelving with ambient lighting to either side of fireplace, radiator, window to front.

Inner Hall

Radiator, stairs leading to first floor, tiled floor, internal door to Side Lobby and Study.

Study 2.57m max x 2.08m (8'5" max x 6'10")

Built-in understairs storage, wood-effect tiled floor,

Side Lobby

Built-in storage cupboard, internal door to attached single Garage.

Living Kitchen/Diner 7.16m x 5.16m overall (23'6" x 16'11" overall)

This superb, open-plan living space flooded with light provided by dual-aspect windows to side and rear and bi-fold doors opening to timber decking and rear garden beyond is a particular feature of the property.

Kitchen/Diner

Beautifully appointed with excellent range of shaker-style units incorporating wood-effect work surface with inset single drainer ceramic sink with mixer tap

above and cupboards beneath, a further unit with wood-effect worktop and cupboards and drawers beneath, attractive dresser with base storage and eye-level display cabinets, matching island with integral wine rack and tall display unit. There is space and point for gas range-style cooker with extractor above.

Radiator in decorative cabinet, further designer-style upright radiator, Karndean flooring, recessed ceiling spotlights, internal door to Utility Room.

Living Area

Contemporary statement log-burning stove set on raised stone hearth, Karndean floor with tiled inset for stove, recessed ceiling spotlights, wall-mounted Vaillant gas central heating boiler.

Utility Room 2.26m x 2.08m (7'5" x 6'10")

Fitted worktop with inset single drainer stainless steel sink, base cupboard, space and plumbing for dishwasher and washing machine beneath, further fitted worktop with cupboards beneath, matching eye-level wall cupboards, tiled splashbacks, tiled floor, space for upright fridge-freezer, recessed ceiling spotlights.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, hatch giving access to boarded and insulated loft, recessed ceiling spotlights.

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Bedroom One 5.56m x 3.30m (18'3" x 10'10")

Three built-in double wardrobes, two radiators, wood-effect laminate flooring, recessed ceiling spotlights, two windows overlooking rear garden.

En-suite Shower Room 2.16m x 1.12m (7'1" x 3'8")

Contemporary white suite comprising low-level WC and pedestal hand basin with mixer tap, corner shower cubicle with Aqualisa power shower, chrome heated towel rail, fully tiled splashbacks, tiled floor, recessed ceiling spotlights.

Bedroom Two 4.19m x 3.33m (13'9" x 10'11")

Radiator in decorative cabinet, wood-effect laminate flooring, window to front.

Bedroom Three 3.61m x 3.33m (11'10" x 10'11")

Built-in cupboard with fitted shelving, radiator, feature panelling to one wall, wood-effect laminate flooring, window to front.

Bedroom Four 4.67m x 2.64m (15'4" x 8'8")

Two radiators, recessed ceiling spotlights, dual-aspect windows to front and rear.

Bathroom 2.11m x 1.78m (6'11" x 5'10")

Contemporary white suite comprising low-level WC, pedestal hand basin with mixer tap and 'P'-shaped bath with shower above and glass screen. Chrome heated towel rail, radiator, fully tiled splashbacks, tiled floor, recessed ceiling spotlights, window to rear.

Integral Single Garage 5.44m x 2.49m (17'10" x 8'2")

Light and power, roller shutter doors to front and rear elevations.

Front Garden

The property's open-plan frontage is paved to provide access to the garage and additional off-road parking for several vehicles.

Rear Garden

The fully enclosed and beautifully maintained rear garden enjoys a good degree of privacy and provides a perfect retreat for both family time and formal entertaining in the warmer months. The garden has been arranged to include a large timber-decked area immediately to the rear of the house and lawn with colourful inset beds.

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: O2 - voice and data likely; EE, Three.

Vodafone - voice and data limited;

Outdoor: O2, EE, 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.

OUTSIDE

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COUNCIL TAX BAND

Band C

Rutland County Council, Oakham 01572-722577

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.

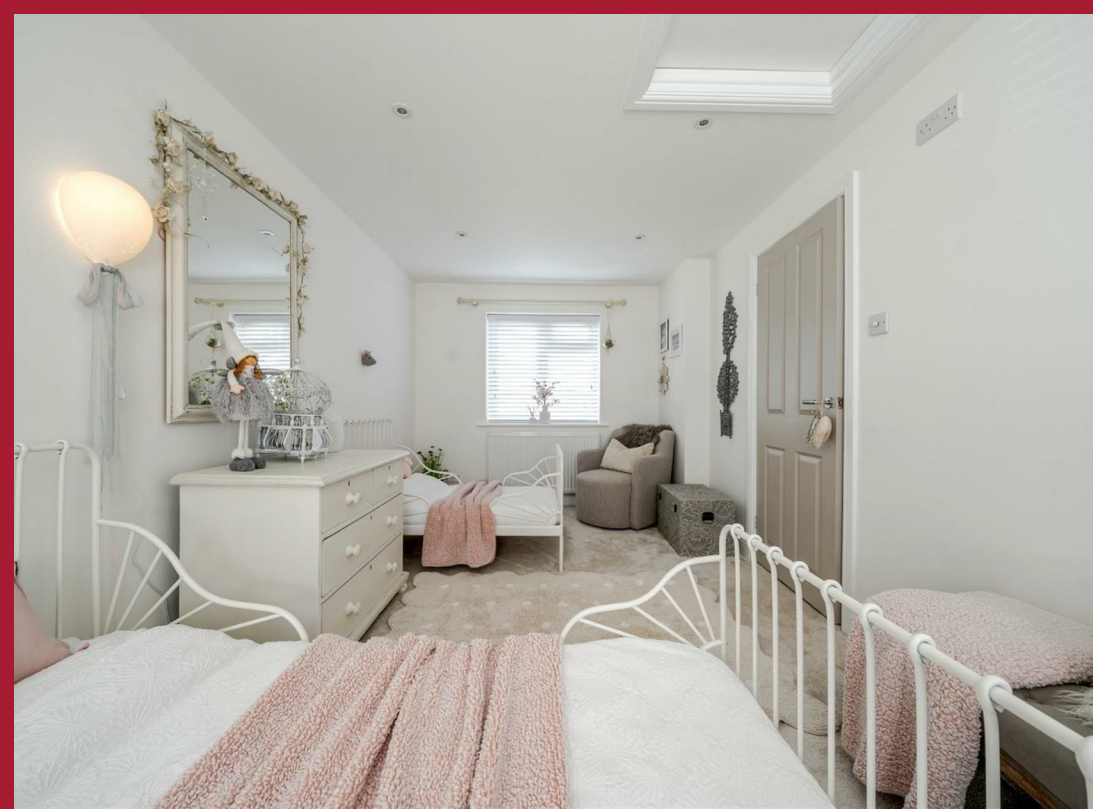
Money Laundering Regulations 2003

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 = 1734 sq ft / 161 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1880 sq ft / 174.5 sq m

For identification only - Not to scale



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 EU Directive 2002/91/EC



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: 1263539

