



**10 Siskin Road, Uppingham, Rutland, LE15 9UL**  
**£175,000**



Chartered Surveyors & Estate Agents

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

**10 Siskin Road, Uppingham, Rutland, LE15 9UL**

**Tenure: Freehold**

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



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### DESCRIPTION

Modern, two-bedroom maisonette with an allocated parking space situated on a popular David Wilson Firs development on the edge of Uppingham.

Benefiting from gas central heating and full double glazing, the property offers flexible accommodation arranged over two storeys and briefly comprising:

**GROUND FLOOR:** Entrance Hall, Bedroom Two, Shower Room;

**FIRST FLOOR:** Lounge/Diner, Kitchen, Master Bedroom with en-suite Bathroom.

**IMPORTANT:** The ground-floor garages featuring on the main image of the property are not included in the title.

### ACCOMMODATION

#### GROUND FLOOR

The property is accessed from the side elevation.

#### Entrance Hall

UPVC entrance door, radiator, stairs leading to first floor, doors to Bedroom and Shower Room.

#### Bedroom Two 2.69m max x 2.41m (8'10" max x 7'11")

Radiator, dual-aspect windows to front and side.

#### Shower Room 2.29m x 0.86m (7'6" x 2'10")

White suite of wall-mounted hand basin with tiled splashback and low-level WC, shower cubicle with tiled surround and concertina glass door, radiator, extractor fan.

### FIRST FLOOR

#### Open-plan Lounge/Diner and Kitchen:

#### Lounge/Diner 3.71m x 4.78m (12'2" x 15'8")

Handrail with open spindles, two radiators, three dual-aspect windows to front and side.

#### Kitchen 1.75m x 3.25m (5'9" x 10'8")

Range of modern fitted units comprising roll-top work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units, kick-space heater, eye-level wall

cupboards, integrated electric oven and gas hob with extractor above.

Under-counter appliance space, wall-mounted gas central heating boiler.

#### Bedroom One 3.56m x 3.12m (11'8" x 10'3")

(off Lounge/Diner)

Radiator, window to front, door to en-suite Shower Room.

#### En-suite Bathroom 1.75m x 2.11m (5'9" x 6'11")

White suite comprising pedestal hand basin, low-level WC and panelled bath with mixer shower attachment. Tiled splashbacks, radiator, extractor fan.

### OUTSIDE

#### Parking

The property includes an allocated parking space.

### SERVICES

Mains electricity

Mains water supply

Mains sewerage



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Gas central heating

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

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: EE, Three, 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 B

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.

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**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.

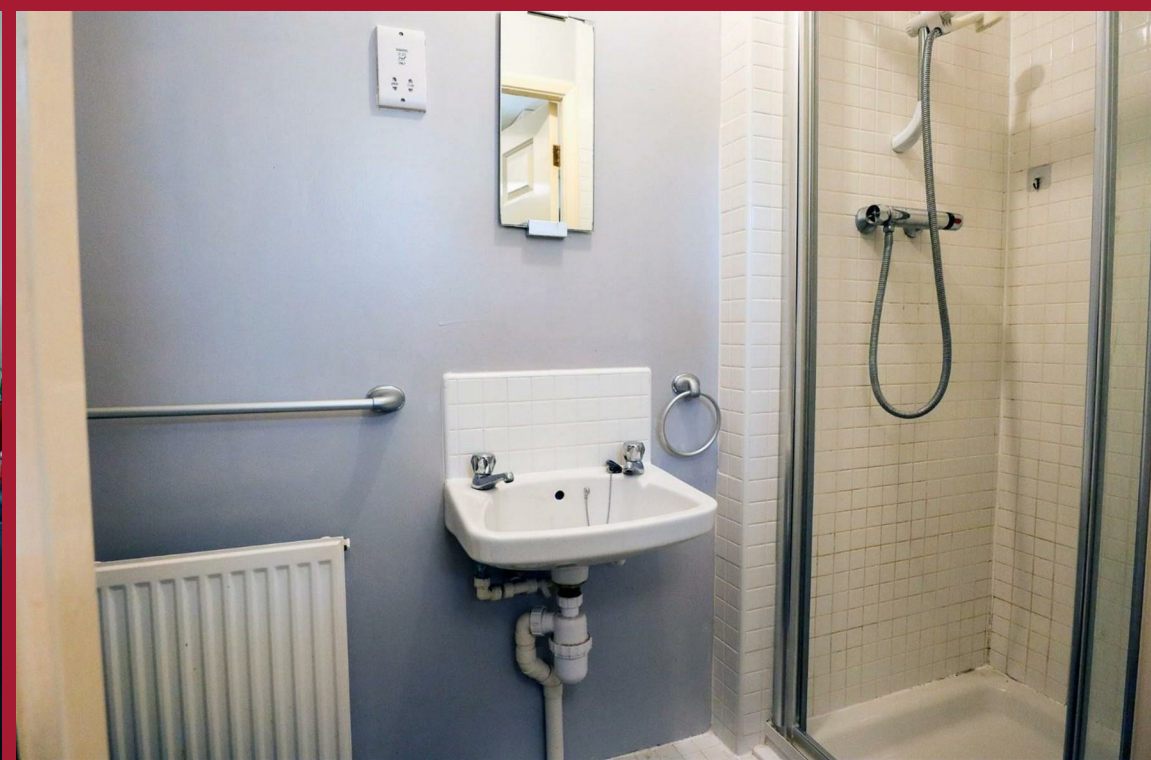
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

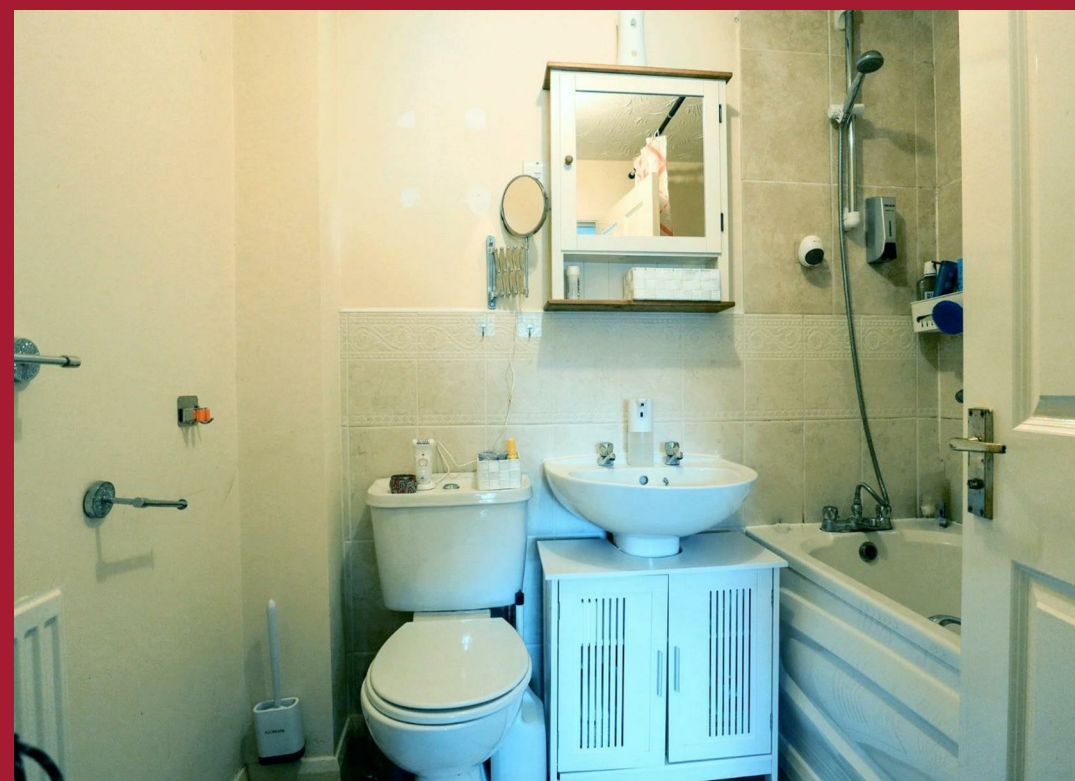
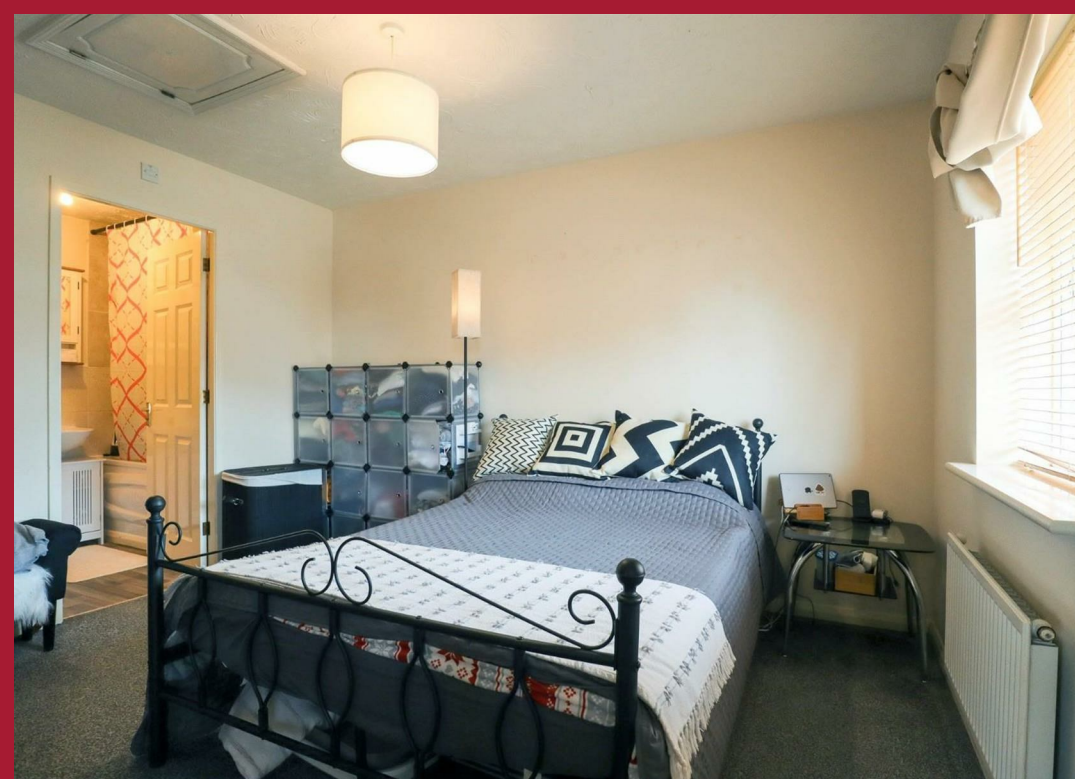
Money Laundering Regulations 2003

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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## Ground Floor

Approx. 13.0 sq. metres (140.3 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 56.7 sq. metres (610.0 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</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		

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