



**10 Gainsborough Road, Uppingham, Rutland, LE15 9PU**  
**Guide Price £275,000**



Chartered Surveyors & Estate Agents

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**10 Gainsborough Road, Uppingham, Rutland, LE15 9PU**  
**Council Tax Band: B (Rutland County Council)**  
**Tenure: Freehold**



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## **DESCRIPTION**

Immaculately presented and much-improved middle-terrace house with off-road parking for two/three cars and good-size garden, situated in an established residential area on the edge of Uppingham.

The property offers tastefully appointed, contemporary-style accommodation which benefits from full double glazing and gas central heating. The interior is arranged over two storeys and briefly comprises:

**GROUND FLOOR:** Entrance Porch and Lobby Area, Lounge, modern Kitchen/Diner, Conservatory; **FIRST FLOOR;** three Bedrooms, refitted Bathroom.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Porch**

UPVC double-glazed entrance door, space for coats and footwear, window to side, access to Lobby.

#### **Lobby Area**

Stairs leading to first floor, doors to Lounge and Kitchen/Diner.

#### **Lounge 4.88m x 3.33m (16'0" x 10'11")**

Radiator, dual-aspect windows to front and rear.

#### **Kitchen/Diner 4.88m x 4.45m max (16'0" x 14'7" max)**

Range of modern fitted units incorporating granite-effect work surfaces, inset 1.5-bowl single drainer stainless steel sink with mixer tap, ample cupboard and drawer units and matching eye-level wall cupboards, one of them housing Vaillant gas central heating boiler. Integrated appliances comprise Baumatic dishwasher, Indesit electric oven and five-ring gas hob with extractor above.

Undercounter space and plumbing for washing machine, undercounter space for tumble dryer, understairs recess providing space for American-style fridge-freezer.

Two radiators, tiled splashbacks, tiled floor, understairs cupboard, recessed ceiling spotlights, window to front, window and door to Conservatory.

#### **Conservatory 2.82m x 3.43m (9'3" x 11'3")**

Radiator, tiled floor, picture windows, recessed ceiling spotlights, thermal blinds, French doors leading to rear paved patio and garden beyond.

### **FIRST FLOOR**

#### **Landing**

Hand rail with open spindles, loft access hatch, window to rear.

#### **Bedroom One 3.25m x 3.30m (10'8" x 10'10")**

Built-in cupboard, radiator, window to front.

#### **Bedroom Two 2.44m x 4.04m max (8'0" x 13'3" max)**

Radiator, window to front.

#### **Bedroom Three 2.34m x 3.10m (7'8" x 10'2")**

Radiator, window to rear.

#### **Bathroom 1.50m x 2.36m (4'11" x 7'9")**

Stylishly refitted with white suite comprising low-level WC, pedestal hand basin and double-ended, 'P'-shaped bath with shower above and glass screen. Chrome heated towel rail, tiled walls, tiled floor, recessed ceiling spotlights, window to rear.

## **OUTSIDE**

### **Parking**

To the front of the property there is a private gravel driveway providing parking for two/three vehicles.

### **Gardens**

Front garden is screened by established bushes with central archway and features a pathway leading to front door flanked by areas of lawn with shrubs to borders.

The good-size, east-facing rear garden is fully enclosed by panel fencing and mature conifer hedge and is laid mainly to lawn with inset tree and paved patio area immediately to the rear of the house.

## **SERVICES**

Mains electricity

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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, 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.

### 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

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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.

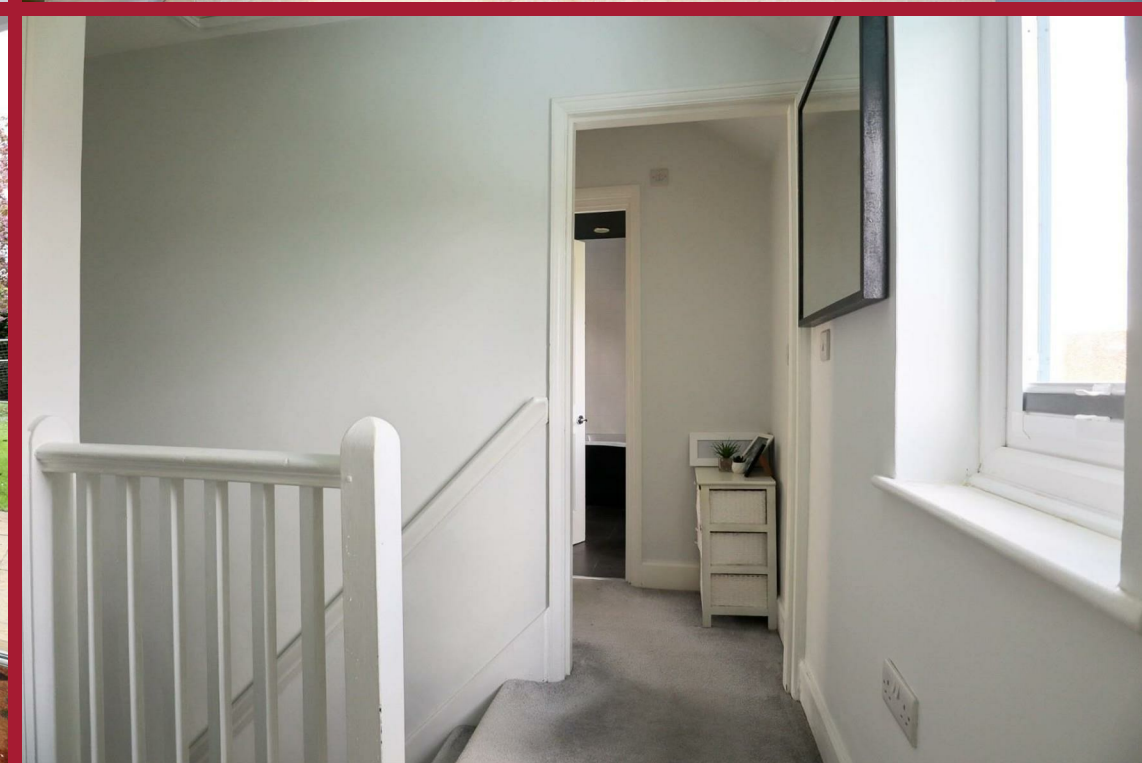
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

Money Laundering Regulations 2003

















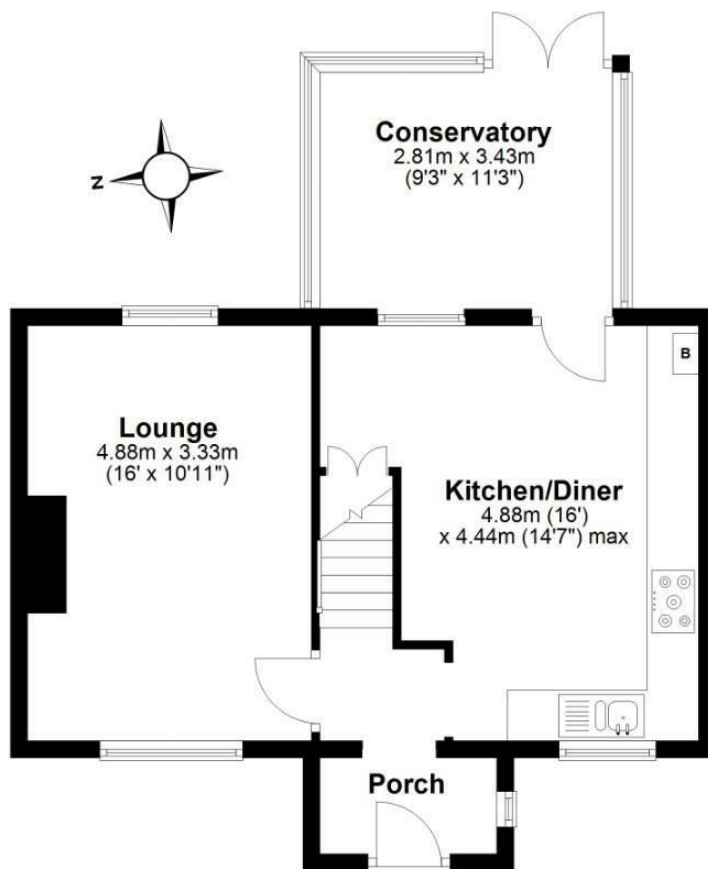




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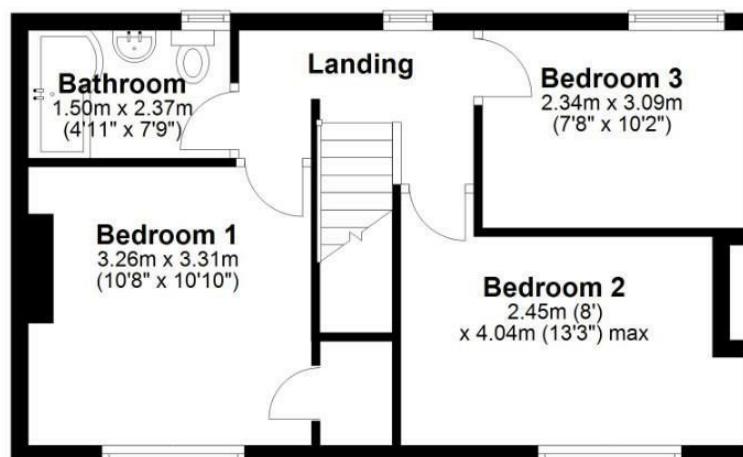
## Ground Floor

Approx. 51.3 sq. metres (552.3 sq. feet)






## First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 91.7 sq. metres (987.3 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>		
(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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