



8 Newtown Road, Uppingham, Rutland, LE15 9TS
Guide Price £335,000



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8 Newtown Road, Uppingham, Rutland, LE15 9TS
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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Semi-detached house with tandem garage/workshop, off-road parking and attractively landscaped gardens offering very well maintained accommodation with stylishly refitted kitchen and shower room in a popular residential area of Uppingham.

**** Sitting Room * Dining Room * Garden Room * Breakfast Kitchen * Utility * WC * 3 Bedrooms * Shower Room ****



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The tastefully appointed accommodation benefits from gas-fired central heating and full double glazing and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Sitting Room with feature fireplace, Garden Room, Dining Room, shaker-style Breakfast Kitchen, Utility Area, WC;

FIRST FLOOR: three Bedrooms (all with fitted furniture), Shower Room.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Part-glazed front entrance door, radiator, built-in cloaks cupboard with accordeon door, internal door to Sitting Room.

Sitting Room 4.65m x 4.85m (15'3" x 15'11")

Elegant stone fireplace with raised hearth housing coal-effect gas fire, radiator, wall-light points, window to front, window to Conservatory, stairs leading to first floor, doors to Dining Room, Kitchen and Garden Room.

Garden Room 3.40m x 4.88m (11'2" x 16'0")

Built-in double cupboard, two radiators, dual-aspect windows and a set of French doors to rear garden.

Dining Room 3.12m x 3.53m (10'3" x 11'7")

Radiator, dual-aspect window and external French doors to rear garden.

Breakfast Kitchen 2.57m x 3.53m (8'5" x 11'7")

Beautifully refitted in contemporary shaker style and featuring marble-effect work surfaces with matching splashbacks, inset single drainer sink with mixer tap, base cupboards and drawers, matching eye-level wall cupboards (one of them housing gas central heating boiler), two tall larder cupboards and breakfast bar.

Integrated appliances comprise AEG dishwasher, eye-level Neff electric double oven and Neff gas hob with extractor above.

Recessed ceiling spotlights, door to Utility Area, door to Dining Room, picture window to front.

Utility Area 3.76m x 1.78m max (12'4" x 5'10" max)

Space for fridge-freezer, space for tumble dryer, space and plumbing for washing machine, tiled floor, part-glazed door to rear, part-glazed door with matching side panel to front, internal door to WC.

WC

Fitted low-level WC and wall-mounted corner hand basin with tiled splashback.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder and slatted shelving, radiator, loft access hatch, window to front.

Bedroom One 3.68m x 3.91m (12'1" x 12'10")

Range of fitted bedroom furniture comprising wardrobes, top boxes and dressing table with drawers beneath, radiator, window to rear.

Bedroom Two 3.00m x 4.55m incl wardrobe (9'10" x 14'11" incl wardrobe)

Range of fitted bedroom furniture comprising wardrobes, top boxes and dressing table with drawers beneath, radiator, window to rear.

Bedroom Three 2.74m x 2.59m (9'0" x 8'6")

Fitted bedroom furniture comprising two single wardrobes, top boxes and bedside cabinet, radiator, window to front.

Shower Room 1.98m x 2.97m max (6'6" x 9'9" max)

Refitted in contemporary style with a vanity unit with fully tiled splashback incorporating concealed-cistern WC and hand basin, double shower enclosure with deluge shower above, further hand held shower head and aqua-board splashbacks.

Tiled floor, chrome heated towel rail, recessed ceiling spotlights, window to front.

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OUTSIDE

The property is accessed via a block-paved driveway which leads to the garage and provides additional off-road parking space.

Tandem Garage/Workshop 10.80m x 2.57m (35'5" x 8'5")

Up-and-over door to front, triple-aspect windows, personnel door to rear garden.

Front Garden

The front garden is attractively landscaped to feature a lawn with adjoining flowerbed, borders stocked with shrubs and a feature central inset topiary.

Rear Garden

The good-size, west-facing rear garden is laid out to include a sunken patio immediately to the rear of the house, lawn with borders stocked with bushes and colourful plants, gravelled terrace with inset raised beds and an attractive trellis-work gazebo in the top corner of the garden.

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 likely, data limited; 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.

COUNCIL TAX

Band C
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 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.

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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.

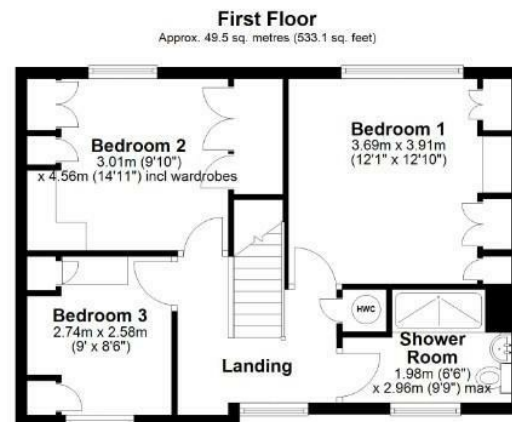
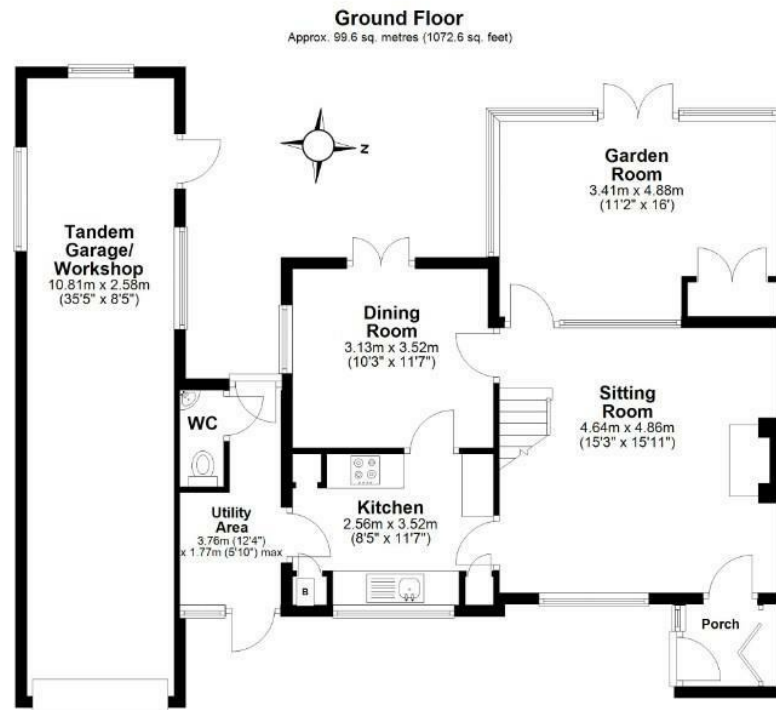












Total area: approx. 149.2 sq. metres (1605.6 sq. feet)

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		59	82
(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 (CO ₂) 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			
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