



**62 High Street East, Uppingham, Rutland, LE15 9PZ**  
**Chain Free £525,000**



Chartered Surveyors & Estate Agents

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**Tenure: Freehold**

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



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Beautiful character townhouse situated in the centre of the highly desirable historic market town of Uppingham and offering extensive accommodation which requires general modernisation and includes 2 Reception Rooms, Dining Kitchen, 5 Bedrooms, 3 Bath-/Shower Rooms and useful Cellar.



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A rare opportunity to acquire an elegant period end-terrace townhouse providing spacious five-bedroom accommodation and situated on the edge of Uppingham town centre.

The property is built of local stone with attractive quoins under slate roof and retains to this day many original features.

Requiring general modernisation throughout, the property has 2 approved planning permissions (for rear extension and installation of solar panels) and provides immense potential to create a stunning family home in a sought-after location.

The well-proportioned interior is arranged over three storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Porch, Entrance Hall, Cellar, refitted Shower Room, Sitting Room with fireplace, Living Room with fireplace, Rear Hall, Dining Kitchen, Utility Room, Rear Hall, useful Cellar;

**FIRST FLOOR:** large Bedroom with feature fireplace and en-suite Bathroom, further Bedroom;

**SECOND FLOOR:** three further Bedrooms, refitted Shower Room.

**OUTSIDE** there is a walled garden to the rear which includes an off-road parking space (accessed off Adderley Street).

The property is available with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Porch

Solid wooden front door with portico-style pillars and transom above, exposed pine floor, deep skirting board, dado rail, glazed internal door with transom above giving access to Entrance Hall.

##### Entrance Hall

Feature archway, radiator, exposed pine floor, elegant return staircase with beautiful handrail and open spindles, deep skirting board, dado rail, recessed ceiling spotlights, brick stairs leading down to Cellar.

##### Cellar 3.86m x 2.82m + 3.63m x 2.34m (12'8" x 9'3" + 11'11" x 7'8")

The Cellar is sub-divided into two rooms and has light and power, as well as brick floor.

##### Shower Room 2.39m x 1.80m (7'10" x 5'11")

Refitted with contemporary white suite comprising low-level WC, rectangular vanity hand basin and large shower cubicle with slimline tray and twin showerheads. Fully tiled walls, tiled floor, heated towel rail, extractor fan, obscure glazed window to side.

##### Sitting Room 5.46m incl bay x 4.17m (17'11" incl bay x 13'8")

Well-proportioned reception room featuring large

marble fireplace housing cast-iron-style grate with living-flame coal-effect gas fire set on slate hearth, bespoke built-in alcove bookcase with storage cupboards beneath, two radiators, deep skirting board, dado rail and bay window with original sashes looking out onto High Street East.

##### Living Room 4.57m x 3.76m (15'0" x 12'4")

Another good-size reception room with open fire set in cast-iron grate with timber surround and raised tiled hearth, two radiators, exposed pine floor, deep skirting board and original sash window overlooking rear garden (currently overgrown).

##### Rear Hall

Dado rail, attractive tiled floor, door to cellar, door to Dining Room.

##### Dining Kitchen 5.66m x 2.90m (18'7" x 9'6")

Range of fitted units incorporating wood-effect work surfaces with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink unit, base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet. Built-in appliances comprise electric CREDA oven and LAMONA ceramic hob.

Electric storage radiator, conventional radiator, built-in cupboard housing gas central heating boiler, two windows overlooking rear garden, external part-glazed door.

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### Utility Room 1.65m x 2.82m (5'5" x 9'3")

Fitted wood-effect worktop with inset single drainer stainless steel sink and cupboard beneath, plumbing for washing machine, tiled floor, window overlooking rear garden, external side door.

### FIRST FLOOR

#### Half-landing

Feature full-height window.

### Bedroom One 4.72m x 5.44m (15'6" x 17'10")

Generously proportioned bedroom featuring marble fireplace housing original cast-iron grate, range of wardrobes with hanger rails and shelves, two radiators, two windows with original sashes overlooking High Street East.

### En-suite Bathroom 1.88m x 1.88m (6'2" x 6'2")

Coloured suite comprising low-level WC, bidet, pedestal hand basin and panelled bath with mixer tap and handheld shower. Half-tiled walls, extractor fan.

### Bedroom Two 3.76m x 2.54m + 2.11m x 1.45m entrance recess (12'4" x 8'4" + 6'11" x 4'9" entrance recess)

Radiator, sash window to rear.

### SECOND FLOOR

#### Landing

Built-in wardrobe with hanger rail, built-in store cupboard with fitted shelving, radiator, window to rear.

### Bedroom Three 4.75m x 3.58m (15'7" x 11'9")

Radiator, sash window to front.

### Bedroom Four 3.25m x 3.81m (10'8" x 12'6")

Built-in cupboard housing large modern hot water cylinder, radiator, sash window to rear.

### Bedroom Five 3.25m x 1.80m (10'8" x 5'11")

Radiator, exposed timber floor, sash window to front.

### Shower Room 1.17m x 2.72m (3'10" x 8'11")

Refitted with contemporary white suite comprising low-level WC, pedestal hand basin with tiled splashback and double shower cubicle with tiled surround and twin showerheads. Heated towel rail, recessed ceiling spotlights, extractor fan.

### OUTSIDE

#### Rear Garden

Bounded by high walling, the rear garden includes an off-road parking space (accessed from Adderley Street). The remainder of the garden has been largely hard-landscaped for ease of maintenance with block-paved seating areas flanked by herbaceous borders.

### PLANNING PERMISSION

The property benefits from the following 2 approved planning permissions full details of which are available for inspection at the Sole Agent's offices:

1) 2024/1041/FUL dd 16 September 2024 for a single-storey rear extension, replacement windows, 5 windows in the side elevation, replacement roof

covering, erection of gates and changes to boundary wall;

2) 2025/0086/FUL dd 29 January 2025 for installation of solar panels to rear roof slope.

### 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:  
EE - good outdoor and in-home  
O2 - good outdoor  
Three - good outdoor  
Vodafone - variable outdoor  
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



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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 F  
Rutland County Council, Oakham 01572-722577

### 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.





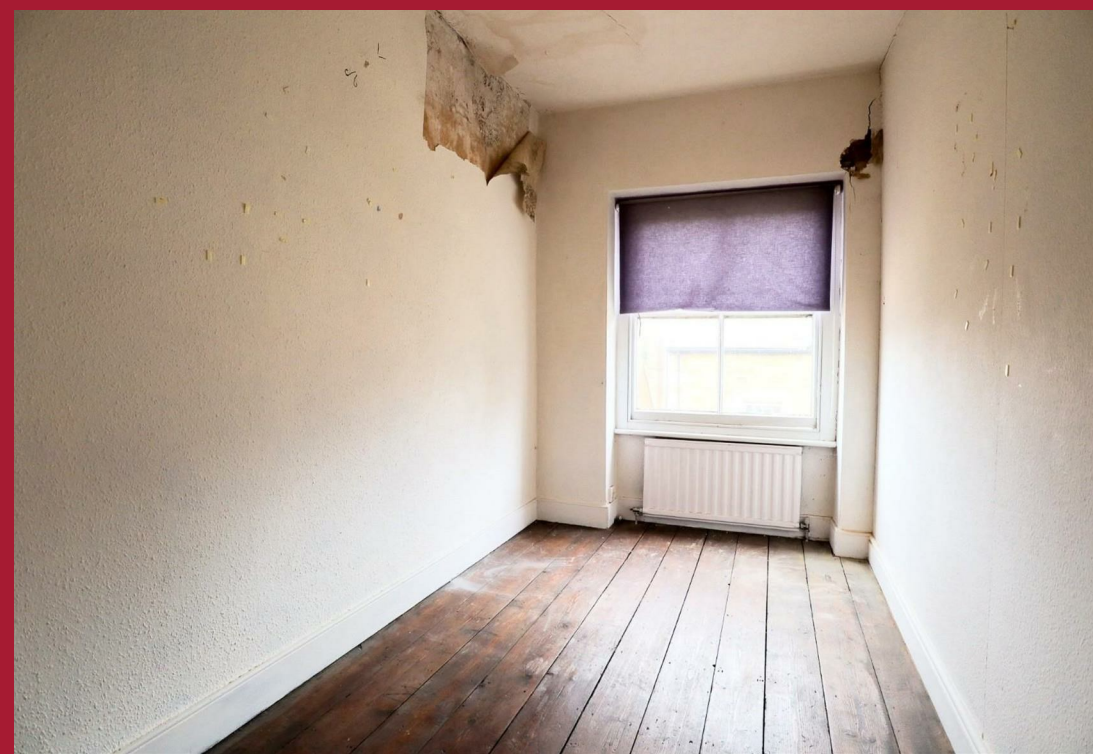




















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Total area: approx. 208.9 sq. metres (2248.3 sq. feet)

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		
		<b>78</b>
	<b>37</b>	

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		

England & Wales EU Directive 2002/91/EC