



Peace Haven, 82 Leicester Road, Uppingham, Rutland, LE15 9SD
Guide Price £850,000



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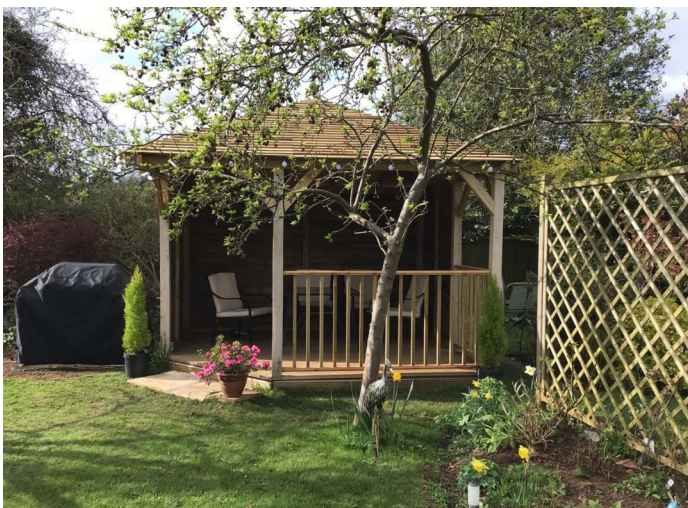
Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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An attractive detached 1920s residence, beautifully positioned in a private setting on a generous plot within the historic market town of Uppingham. This elegant home is complemented by mature landscaped gardens, a single garage and ample off-road parking for several vehicles. Exuding timeless character and charm, the property has been sympathetically maintained and thoughtfully enhanced to blend period elegance with contemporary comfort.



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Built in 1927, Peace Haven features externally pebbledash with brick quoins and hipped roof and offers spacious and well-balanced accommodation which benefits from gas central heating and double glazing throughout, creating a warm and welcoming home environment.

GROUND FLOOR:

An Entrance Porch leads into a pleasant Entrance Hall which gives access to the formal Dining Room with a feature log-burning stove providing an ideal setting for entertaining, while the generous, open-plan Sitting Room - complete with a multi-fuel stove - offers a relaxed, cosy ambience. The modern shaker-style Kitchen/Diner serves as the heart of the home, perfectly combining style and practicality, and opens into a light and airy conservatory overlooking private gardens.

FIRST FLOOR:

The Master Bedroom enjoys the benefit of an en-suite shower room. Three further well-proportioned Double Bedrooms and a large Family Bathroom with a separate shower cubicle complete the first-floor accommodation.

OUTSIDE:

The property's gardens are a true highlight - mature, private and landscaped to provide colour and interest throughout the seasons. Perfect for outdoor dining and entertaining, they offer a tranquil escape in which to unwind and enjoy the private surroundings.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

UPVC main entrance door with windows to either side, electric heater, tiled floor, internal oak glass panelled door leading to:

Entrance Hall

Radiator, attractive encaustic floor tiles, stairs leading to first floor, understairs storage cupboard.

Dining Room 4.52m x 3.61m (14'10" x 11'10")

Log-burning stove set in open fireplace with timber surround and tiled hearth, traditional arched alcove to the side of the fireplace, radiator, wall light points, oak effect laminate floor, dual aspect windows to front and side elevations.

Sitting Room 3.91m x 3.33m + 4.14m x 3.51m (12'10" x 10'11" + 13'7" x 11'6")

Open-plan reception room of generous proportions featuring cast iron multi-fuel stove set in fireplace with timber mantel and raised granite hearth, radiator, deep recess with fitted shelving, wall light points, triple aspect with windows to front and side elevations and glazed door with matching side panels opening to paved patio and rear garden beyond.

Kitchen/Diner 4.47m max x 4.34m max (14'8" max x 14'3" max)

Modern shaker-style kitchen featuring excellent range of units which incorporate oak work surfaces with

matching upstand, inset 1.5 bowl single drainer sink with mixer tap, ample base cupboard and drawer units, eye level wall cupboards with ambient lighting beneath and matching central island unit with breakfast bar area.

Integrated appliances comprise eye level electric double oven, five ring gas hob with glass splashback and stainless steel extractor hood above. There is space for American-style fridge-freezer and undercounter spaces with plumbing for washing machine and dishwasher, as well as space for a tumble dryer.

Worcester gas central heating boiler, radiator, tiled floor, recessed ceiling spotlights, dual aspect windows to rear and side elevations, window and internal glass panelled door to Conservatory.

Conservatory 5.82m max x 4.50m max (19'1" max x 14'9" max)

UPVC construction on low level brick walls with radiator, tiled floor with underfloor heating, picture windows providing views over rear garden and external French door leading to rear patio.

FIRST FLOOR

Landing

Loft access hatch, window to front elevation.

Master Bedroom 4.17m x 3.51m (13'8" x 11'6")

Radiator, window with views over rear garden.

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En-suite Shower Room 2.44m x 1.57m (8'0" x 5'2")

White suite of concealed cistern WC and hand basin with mixer tap set within vanity unit with tiled splashback, cupboards beneath and vanity mirror flanked by bathroom cabinets above, double shower cubicle with tiled surround, upright radiator, oak effect laminate floor, window to rear elevation.

Bedroom Two 3.53m x 3.45m (11'7" x 11'4")

Radiator, oak effect laminate floor, recessed ceiling spotlights, window overlooking rear garden.

Bedroom Three 4.34m max x 3.61m max (14'3" max x 11'10" max)

Radiator, oak effect laminate floor, dual aspect windows to front and side elevations.

Bedroom Four 3.68m x 3.33m (12'1" x 10'11")

Open Victorian fireplace, fitted wardrobe with downlighters, radiator, fitted shelving, oak effect laminate floor, dual aspect windows to front and side elevations.

Bathroom 3.51m x 2.31m (11'6" x 7'7")

White suite comprising panelled jet bath, concealed cistern WC and hand basin with mixer tap set within vanity unit with tiled splashback, cupboards beneath and vanity mirror flanked by bathroom cabinets above, double shower cubicle with wall mounted shower, upright radiator, fully tiled splashbacks, tiled floor, airing cupboard housing hot water cylinder and pine slatted shelving, recessed ceiling spotlights, window to side elevation.

OUTSIDE

Detached Single Garage 5.44m x 2.72m (17'10" x 8'11")

Light and power connected.

Gardens

The property is set well back from the road and accessed via a sweeping gravelled driveway flanked by mature hedging on one side and leading to the garage, as well as providing ample off-road parking for a number of vehicles.

Adjoining the driveway is an area of lawn with shrub borders and an inset magnolia tree. A hand gate to the side of the house leads to an area of garden with a timber shed.

The fully enclosed rear garden enjoys a private aspect and has been landscaped to include the following sections: a raised paved patio area running the width of the rear elevation, a lawn with stepping stones, inset tree and deep, shaped borders stocked with a variety of shrubs and bushes, a timber corner gazebo with timber decked floor and two solid wooden walls for protection against elements, a trellis archway with a climber leading through to a further very private area of garden mainly laid to lawn with inset apple trees and mature shrubs and bushes to borders and an area of vegetable garden with a polytunnel, greenhouse and a further timber shed at the top 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:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor, variable in-home
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 catering for most needs together with various services including doctors' surgery, opticians', chemists', library and dentists'.

For commuters Uppingham is ideally positioned

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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

Band D

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.

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.













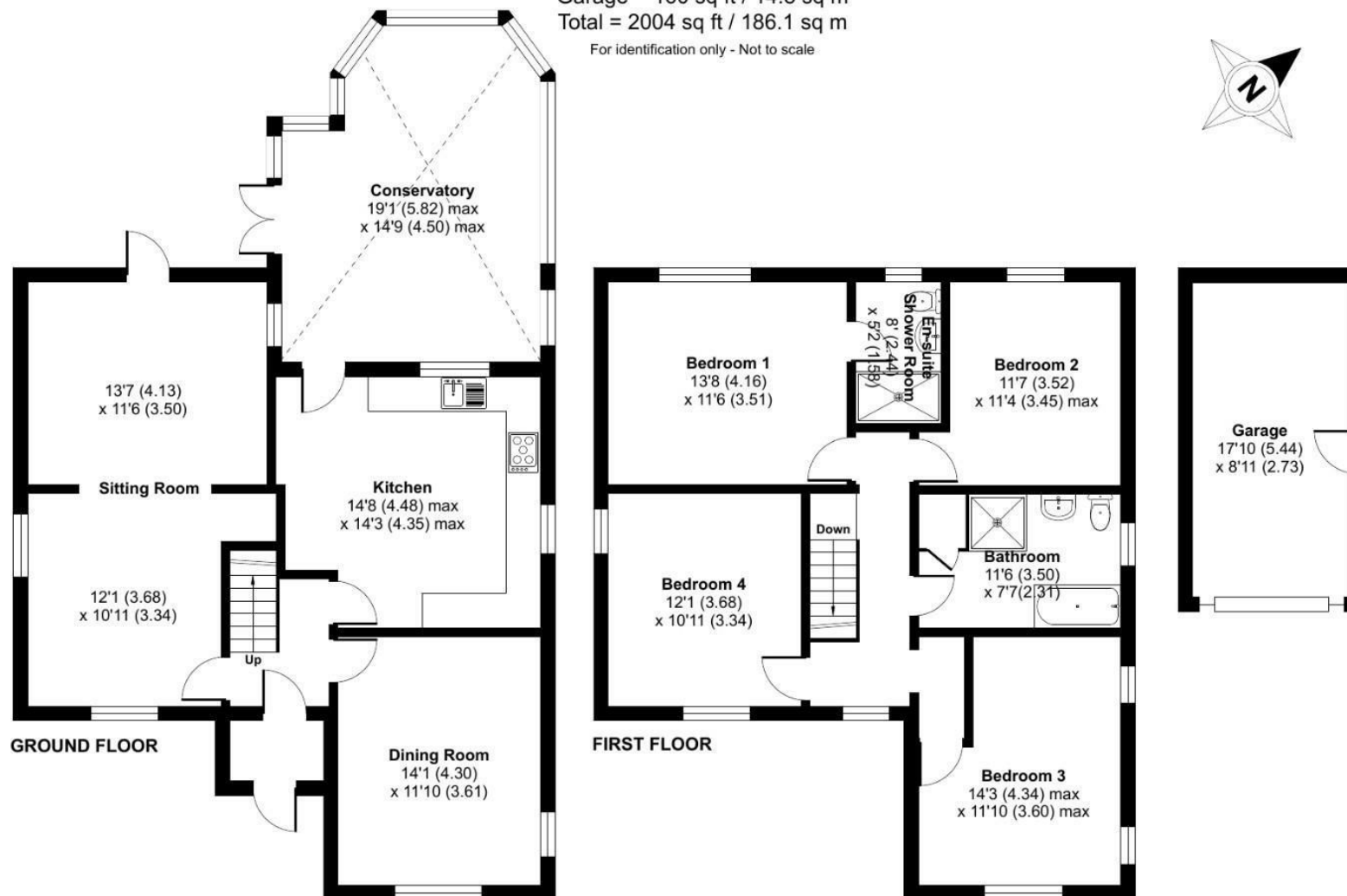
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Approximate Area = 1844 sq ft / 171.3 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 2004 sq ft / 186.1 sq m

For identification only - Not to scale



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: 1363108



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		
	65	77

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

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2002/91/EC