



22 Leicester Road, Uppingham, Rutland, LE15 9SD
Offers In Excess Of £250,000



Chartered Surveyors & Estate Agents

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22 Leicester Road, Uppingham, Rutland, LE15 9SD
Council Tax Band: B (Rutland County Council)
Tenure: Freehold



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DESCRIPTION

Charming period end-terrace cottage situated on the edge of Uppingham and offering beautifully presented character accommodation with landscaped gardens, detached single garage and an additional off-road parking space.

The stylishly appointed accommodation benefits from gas-fired central heating system and full double glazing and can be summarised as follows: burning stove, Sitting Room, shaker-style Kitchen, Rear Porch; FIRST FLOOR: two Double Bedrooms, refitted Bathroom.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

The main entrance to the property is from the side elevation where a double-glazed entrance door with leaded light leads to:

Dining Room 5.46m max x 3.10m max (17'11" max x 10'2" max)

Feature log-burning stove set on flagstone hearth in brick fireplace, radiator, laminate flooring, wall-light points, staircase with open spindles leading to first floor, window with plantation-style shutters to side.

Sitting Room 3.25m x 3.10m (10'8" x 10'2")

Radiator, laminate flooring, wall-light points, window with plantation-style shutters to front.

Kitchen 2.92m x 2.62m max (9'7" x 8'7" max)

Tastefully fitted in shaker style and featuring solid wood work surfaces, inset 1.5-bowl enamel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet. Space for slot-in cooker, space for upright fridge-freezer.

Mosaic tiled splashbacks, radiator, laminate flooring, recessed ceiling spotlights, window to side.

Rear Porch

Tiled flooring, space and plumbing for washing machine, space for tumble dryer, recessed ceiling spotlights, external door leading to garden.

FIRST FLOOR

Landing

Handrail with open spindles, radiator, doors to the two Bedrooms.

Bedroom One 3.84m x 3.07m max (12'7" x 10'1" max)

Radiator, window with plantation-style shutters to side, connecting door to Bathroom.

Bedroom Two 3.25m x 3.10m (10'8" x 10'2")

Radiator, window with plantation-style shutters to front.

Bathroom 2.95m x 2.62m max (9'8" x 8'7" max)

Beautifully fitted to feature rectangular hand basin

with mixer tap and vanity cupboards beneath, adjoining further storage unit, concealed-cistern WC, panelled bath with glass screen, deluge shower above and further hand-held shower, cupboard housing Worcester gas central heating boiler, metro tiles to splashbacks, ornate tiling to floor, chrome heated towel rail, wall-mounted circular electric mirror, extractor fan, window with plantation-style shutters to rear.

OUTSIDE

Front Garden

To the front of the property there is an area of garden bounded by low level brick walling and landscaped to include gravelled terrace with adjoining well-stocked, deep borders and central bed with inset tree and plants

Rear Garden

Rear courtyard leads to an enclosed garden attractively landscaped for ease of maintenance.

Detached Single Garage

Timber construction with additional off-road parking space for one car in front.

Included in the sale is a small garden shed and log store.

SERVICES

Mains electricity
Mains water supply

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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, variable in-home
Three - good outdoor
Vodafone - good 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 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.

AGENT'S NOTE

All room sizes/measurements contained herein are average due to irregular shapes of rooms and are for guidance purposes only.

COUNCIL TAX

Band B
Enquiries to 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

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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.





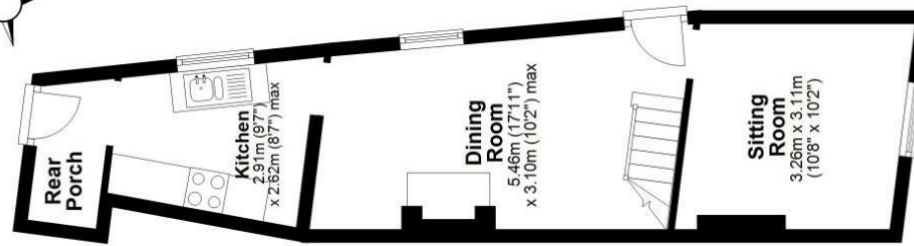
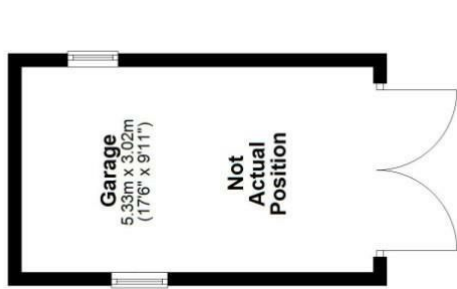




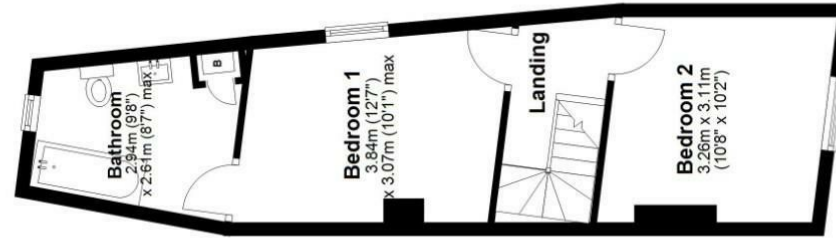


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Ground Floor
Main area: approx. 35.2 sq. metres (379.3 sq. feet)
Plus garages, approx. 16.1 sq. metres (173.2 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.0 sq. feet)



Main area: Approx. 68.0 sq. metres (732.3 sq. feet)
Plus garages, approx. 16.1 sq. metres (173.2 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 EU Directive 2002/91/EC