



13 North Street West, Uppingham, Rutland, LE15 9SF
Guide Price £350,000



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DESCRIPTION

Charming semi-detached, bay-fronted period house offering character accommodation with two reception rooms, three bedrooms and two bath/shower rooms situated on the edge of Uppingham town centre.

The tastefully appointed accommodation features a beautiful new shaker-style kitchen and benefits from full gas central heating (with new boiler) as well as double glazing throughout. The exterior walls have been re-rendered recently.

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

GROUND FLOOR: Entrance Hall, Sitting Room with log-burning stove, separate Dining Room, Breakfast Kitchen with range-style cooker;

FIRST FLOOR: two Bedrooms, Bathroom, Utility Area;

SECOND FLOOR: well-proportioned Loft Bedroom with small en-suite Shower Room.

OUTSIDE there is a private courtyard rear garden with Outbuilding housing a WC and a secure Storage Room.

On-street parking (permit required).

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.66m max x 1.80m (12'0" max x 5'11")

Attractive part-glazed front entrance door, radiator, quarry tiled floor, stairs leading to first floor, internal doors to Sitting Room and Dining Room.

Sitting Room 4.34m incl bay x 4.32m max (14'3" incl bay x 14'2" max)

Feature fireplace with period-style timber surround housing Charnwood Country log-burning stove, exposed timber floorboards, radiator, picture rail, coving to ceiling, large bay window with fitted plantation blinds to front.

Dining Room 3.78m x 3.00m (12'5" x 9'10")

Radiator, quarry tiled floor, traditional alcove with fitted display shelving, coving to ceiling, external French doors leading to rear courtyard, archway to Breakfast Kitchen.

Breakfast Kitchen 3.78m x 3.84m max (12'5" x 12'7" max)

Newly refitted with excellent range of attractive, good quality, modern shaker-style units featuring composite work surfaces with matching upstand, inset sink with

mixer tap above, ample cupboards and drawers, matching eye-level wall cupboards and island unit/breakfast bar with wooden top and further cupboards and drawers beneath.

Integrated appliances comprise fridge-freezer, Bosch dishwasher, Kenwood range-style cooker with electric double oven and five-ring gas hob and extractor.

Radiator, quarry tiled floor, arched serving opening to Dining Room, coving to ceiling, recessed ceiling spotlights, two windows to rear.

FIRST FLOOR

Landing

Large built-in shelving unit, stairs leading to Loft Bedroom.

Bedroom One 3.63m x 3.99m max (11'11" x 13'1" max)

Decorative Victorian-style cast-iron fireplace, radiator, window to front.

Bedroom Two 2.82m x 3.00m (9'3" x 9'10")

Decorative Victorian-style cast-iron fireplace, radiator, exposed timber floorboards, window to rear.

Bathroom 2.82m x 3.73m max (9'3" x 12'3" max)

Refurbished in October 2025, the bathroom features traditional-style white suite comprising low-level WC,



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Burlington washstand with basin and Burlington panelled bath with new deluge shower above and glazed shower screen. Metro tiles to splashbacks, large built-in utility cupboard housing new Worcester gas-fired central heating boiler, heated towel rail, new waterproof laminate flooring, recessed ceiling spotlights and dual-aspect windows to side and rear.

Utility Area (off Landing)

Built-in shelving, plumbing for washing machine, window to side.

SECOND FLOOR

Loft Bedroom 4.14m x 4.11m (13'7" x 13'6")

Radiator, beam to sloping ceiling, loft access hatch, two roof lights.

En-suite Shower Room 2.29m x 0.76m (7'6" x 2'6")

Fitted low-level WC, wash hand basin and shower cubicle.

OUTSIDE

Rear Courtyard

Charming paved courtyard with outside lighting, timber hand gate providing external access and an Outbuilding.

Outbuilding

housing:

WC

With fitted low-level WC.

Store Room 2.67m x 3.51m max (8'9" x 11'6" max)

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 - voice and data limited; Vodafone - none;
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



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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.

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.



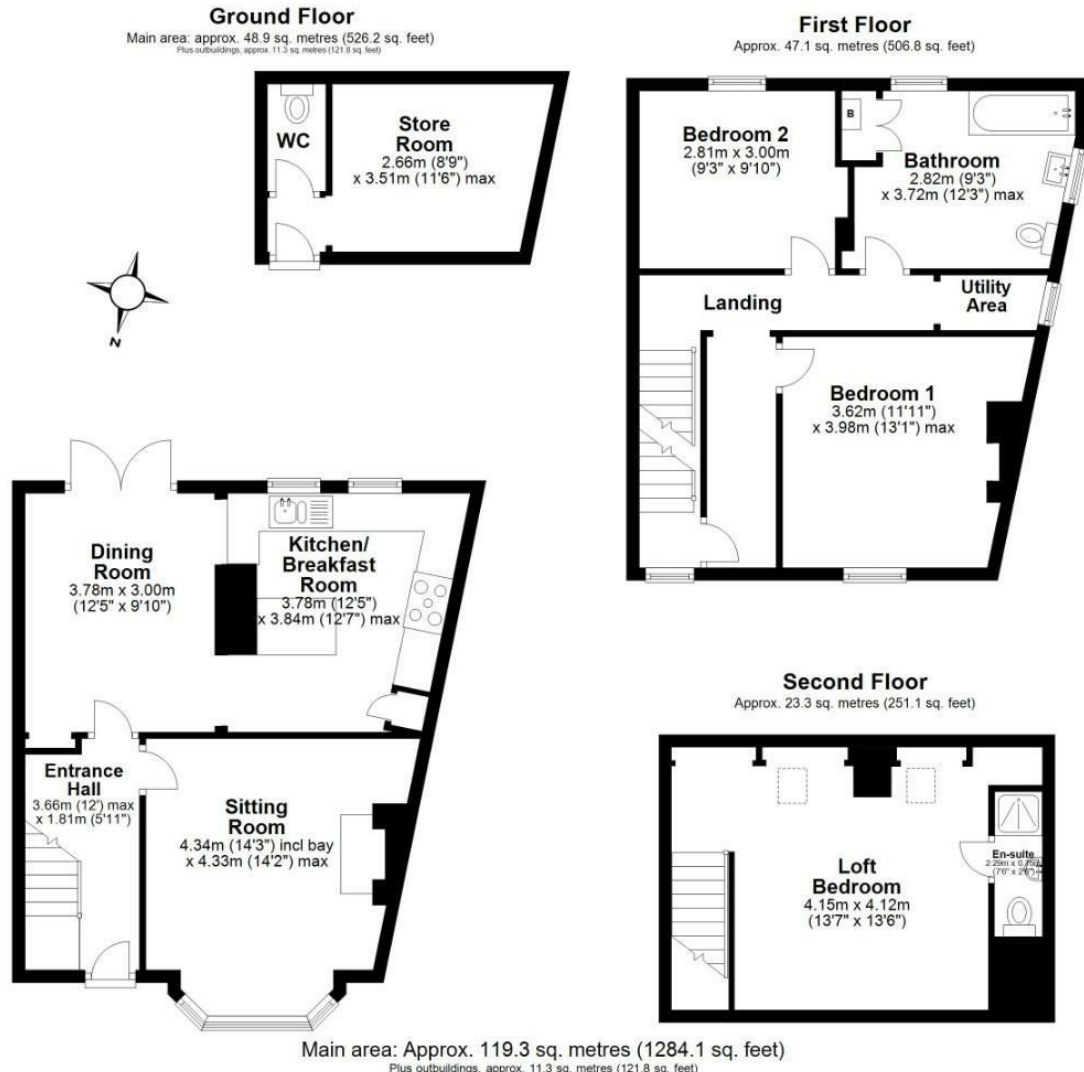








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This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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