



4 Mayflower Mews, Uppingham, LE15 9TU

 NEWTON FALLOWELL



## Key Features

- Character Cottage In Central Uppingham
- Recently Redecorated Throughout
- Stylish New Island Kitchen
- Three Bedrooms With Modern Shower Room
- Attic Room With Eaves Storage
- Retained Period Features Throughout
- Ideal Location For Uppingham School
- EPC Rating E
- Freehold

Guide price £400,000 - £415,000





Situated in the very heart of Uppingham, just a one-minute walk from the historic Market Square, this beautifully presented character cottage offers an exceptional opportunity to enjoy town-centre living with all the charm and convenience Uppingham has to offer. Recently redecorated throughout and enhanced by a stylish new kitchen, the property is ideally suited to those seeking a turnkey home in one of Rutland's most desirable market towns.

The accommodation is arranged across three floors and blends period character with modern presentation. The ground floor is centred around a welcoming living room, rich in charm and featuring traditional proportions that reflect the cottage's heritage. Adjoining this is the newly fitted kitchen, thoughtfully designed with contemporary finishes while remaining sympathetic to the character of the property. A ground floor WC adds everyday practicality.

To the first floor, the property offers three well-proportioned bedrooms, complemented by a modern shower room. The master bedroom benefits from built-in wardrobe storage, while the remaining rooms offer flexibility for guests, children, or home working. A further staircase leads to the second floor, where a substantial attic room and additional eaves storage provide excellent ancillary space, ideal for storage, hobbies, or potential future use, subject to requirements.

Throughout the home, period features and a sense of character are evident, creating a warm and inviting atmosphere that sets this cottage apart. The recent redecoration ensures a fresh finish, allowing the charm of the property to shine while offering buyers the ability to personalise if desired.

The location is a standout feature, with Uppingham's Market Square, independent shops, cafes, and amenities quite literally on the doorstep. The property is also exceptionally well positioned for Uppingham School, making it an ideal solution for staff, families, or those wishing to be close to the school community.

A rare opportunity to acquire a characterful and immaculately presented cottage in one of Uppingham's most central and sought-after locations.



### Room Measurements

Entrance Hall 6.21m x 1.44m (20'5" x 4'8")

WC 2.22m x 1.64m (7'4" x 5'5")

Living Room 5.44m x 5.13m (17'10" x 16'10")

Kitchen 5.33m x 3.09m (17'6" x 10'1")

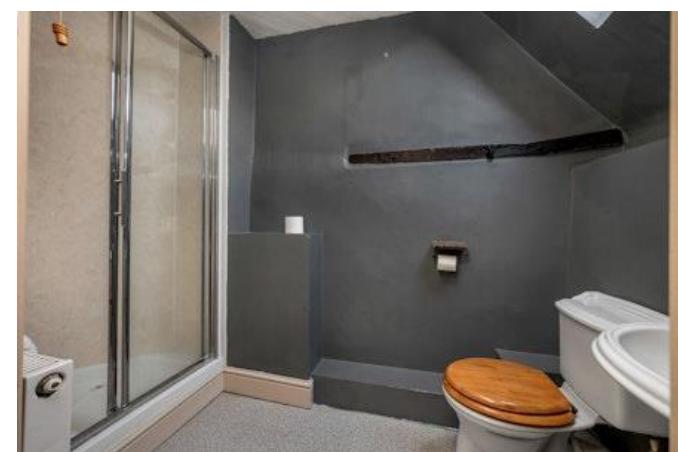


First Floor Landing 6.91m x 2.82m (22'8" x 9'4")

Bedroom One 4.25m x 3.54m (13'11" x 11'7")

Bedroom Two 3.14m x 2.66m (10'4" x 8'8")

Bedroom Three 3.18m x 2.51m (10'5" x 8'2")



Shower Room 3m x 1.47m (9'10" x 4'10")

Bedroom Four (Attic Room) 6.72m x 3.2m (22'0" x 10'6")

Eaves Storage 3.2m x 3.09m (10'6" x 10'1")

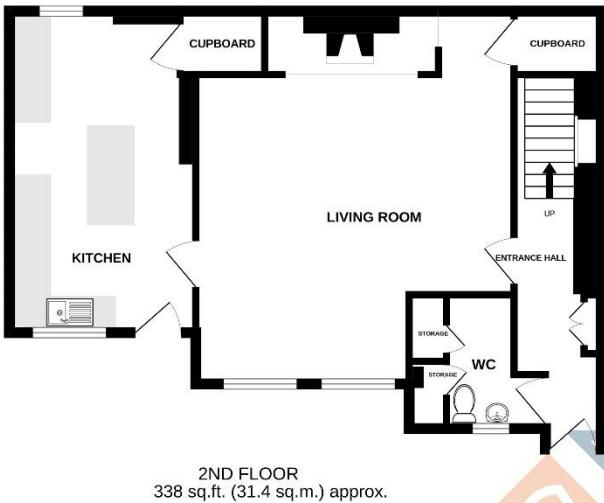
### Right of Way Access

Land Registry documents indicate that the property has a right of way over a yard to and from Beast Hill subject to contributing towards its maintenance and repair. The property is also granted right of way access to the pedestrian gate at the side of the property subject to contributing 50% towards the maintenance and repair of the footpath.

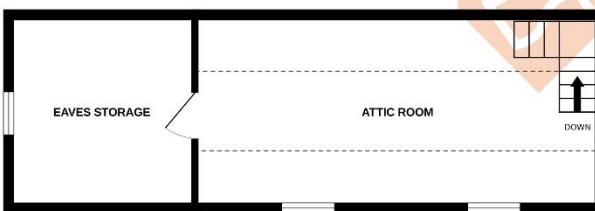
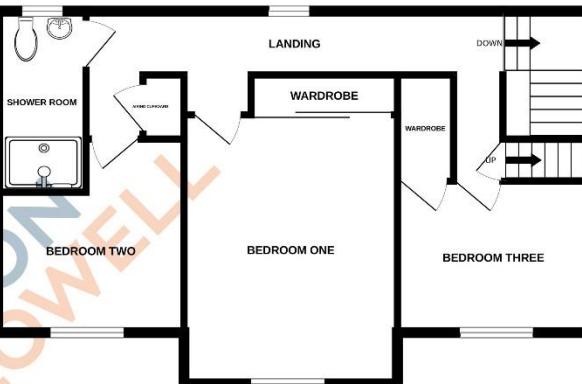




GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

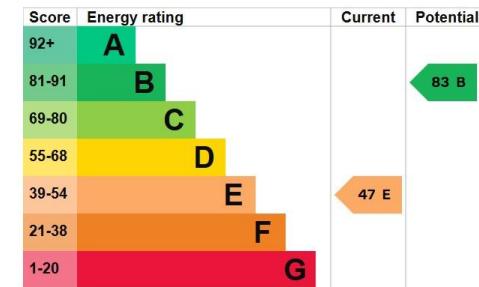


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TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: C

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage, and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.