



P Mon - Sat  
8.30am - 6pm  
Resident  
permits holders  
only  
2 hours  
No return  
within 2 hours

MURRAY



Chartered Surveyors & Estate Agents

**1b Spring Back Way, Uppingham, Rutland, LE15 9TT**  
**Guide Price £325,000**

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



**1b Spring Back Way, Uppingham, Rutland, LE15 9TT**

**Tenure: Freehold**

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



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## **DESCRIPTION**

Attractive three-storey terraced house with south-facing landscaped garden, two allocated parking spaces and flexible accommodation, situated very close to the Uppingham town centre.

Benefiting from gas central heating and timber double glazing, the accommodation is set over three levels and can provide two, three or four bedrooms, depending upon requirements. The interior can be summarised as follows:

GROUND FLOOR: Entrance Hall, Study/Bedroom Three, Living Room, Bathroom; LOWER GROUND FLOOR: open-plan Kitchen/Diner and Family Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, further Bedroom.

The property is available with NO CHAIN.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

Double-glazed entrance door, laminate flooring, recessed ceiling spotlights, stairs to first floor.

#### **Living Room 3.66m x 3.66m (12'0" x 12'0")**

(currently used as Bedroom)

Radiator, French doors with matching side panels leading to Juliet balcony to rear.

#### **Study/Bedroom Three 2.84m x 2.57m max (9'4" x 8'5" max)**

Radiator, window to front.

#### **Bathroom 2.21m x 1.70m (7'3" x 5'7")**

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower attachment, fully tiled splashbacks, radiator, recessed ceiling spotlights.

### **LOWER GROUND FLOOR**

**Open-plan Kitchen/Diner & Family Area** comprising:

#### **Kitchen Area 2.18m x 3.63m (7'2" x 11'11")**

Range of fitted units incorporating roll-top work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances comprise fridge-freezer, Neff four-ring gas hob with stainless steel extractor hood above, electric oven and Neff dishwasher. There is undercounter space with plumbing for washing machine and space for upright fridge-freezer.

Wall-mounted Worcester gas central heating boiler, laminate flooring, recessed ceiling spotlights, high-level window.

#### **Dining Area 3.10m x 2.77m + stairs (10'2" x 9'1" + stairs)**

Radiator, laminate flooring, stairs leading to ground floor with storage cupboard beneath.

#### **Family Area 3.58m x 3.66m (11'9" x 12'0")**

Radiator, laminate flooring, French doors with matching side panels opening to rear garden.

### **FIRST FLOOR**

#### **Landing**

Doors to Master Suite and Bedroom Two.

#### **Bedroom One 3.58m x 3.66m (11'9" x 12'0")**

Radiator, window to rear.

#### **En-suite Shower Room 2.24m x 1.70m (7'4" x 5'7")**

White suite of low-level WC and pedestal hand basin, shower cubicle with concertina doors, fully tiled splashbacks, radiator, tiled floor.

#### **Bedroom Two 3.48m max x 3.66m (11'5" max x 12'0")**

Built-in cupboard housing hot water cylinder, radiator, window to front.

### **OUTSIDE**

#### **Parking**

The property includes 2 allocated parking spaces within a parking area at rear with vehicular access via Old School Mews.

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### **Rear Garden**

The mature, south-facing rear garden is fully enclosed and arranged on tiers to include a paved patio area with feature semi-circular brick boundary to the rear of the house, shaped lawn with shrub borders and an attractive raised bed at the top corner of the garden.

A hand gate provides external access to the parking area situated at rear.

Included in the sale is a useful garden shed.

### **SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: no data available for this postcode

Mobile signal availability:

EE - good outdoor, variable in-home\*

O2 - good outdoor, variable in-home\*

Three - good outdoor

Vodafone - variable outdoor

Results are predictions and not a guarantee. We are informed by the vendors that they have found the mobile signal to be variable only on the lower ground floor.

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.

### **SERVICE CHARGE**

Current service charge payable to the resident-run management company is £180.00 per annum.

### **COUNCIL TAX**

Band D

Rutland County Council, Oakham 01572-722577

### **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.

### **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.

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### **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.

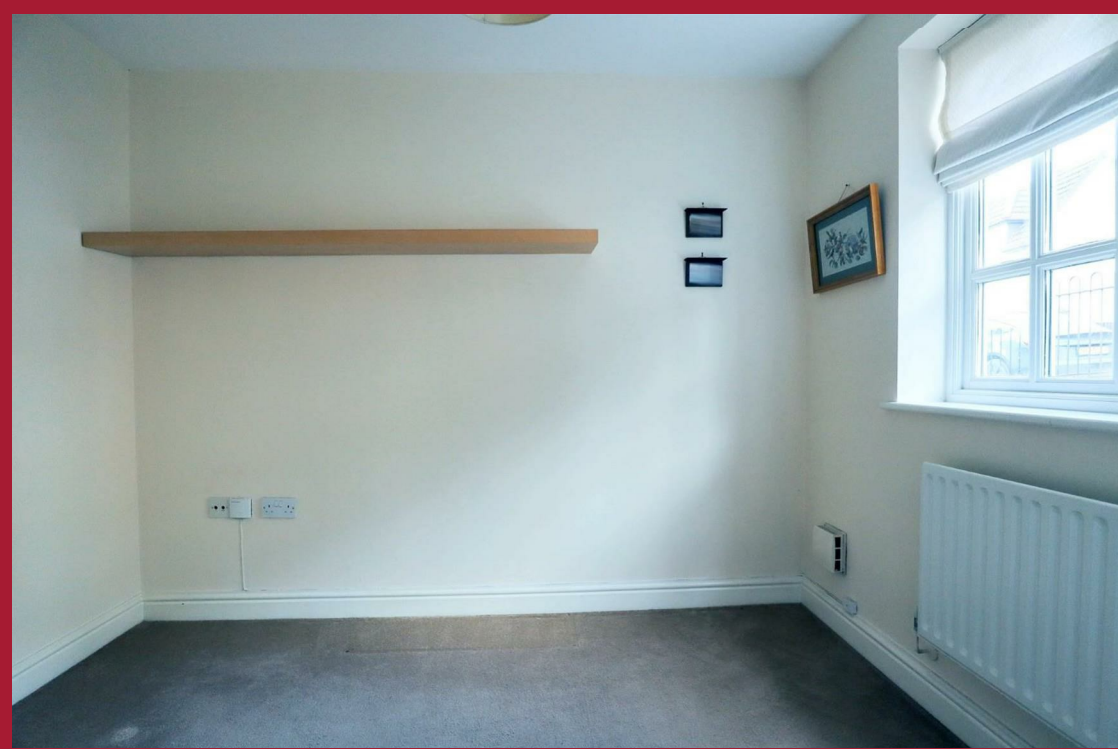
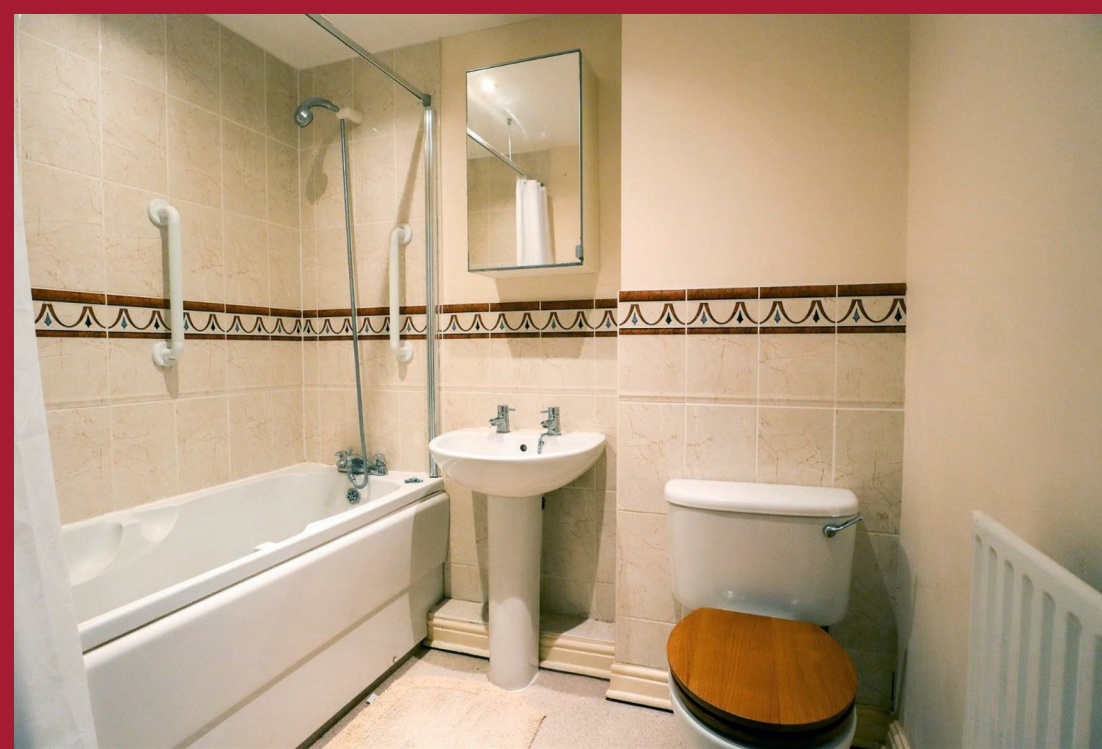












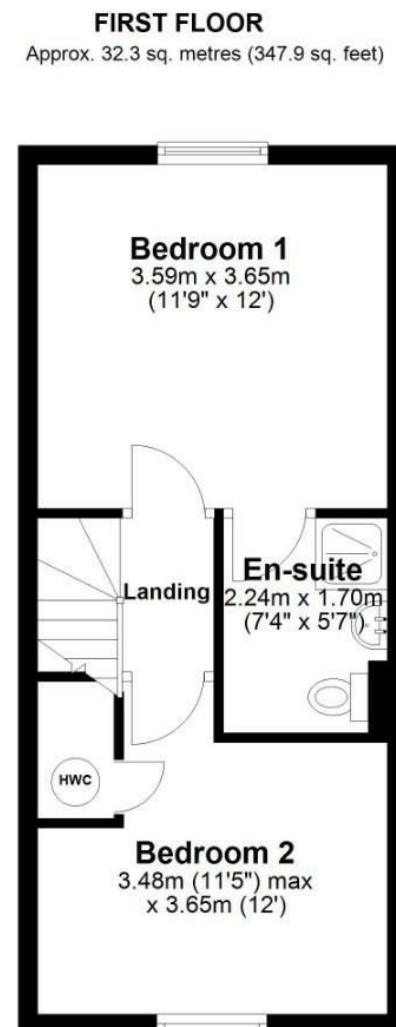
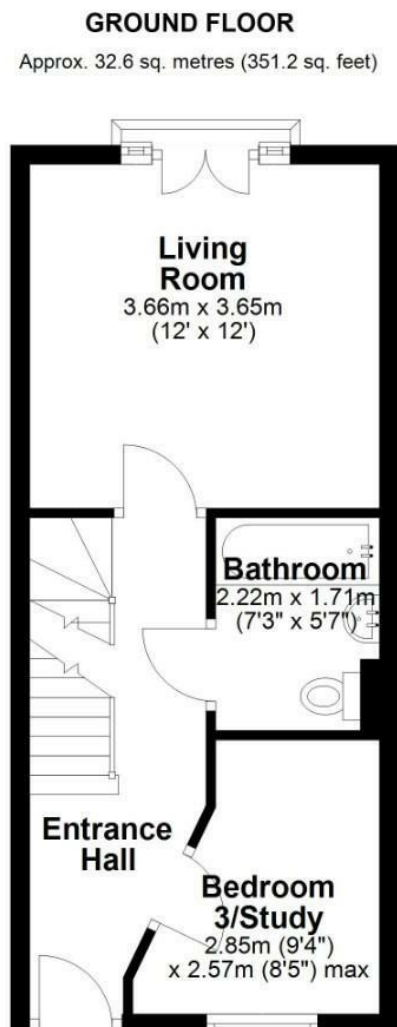
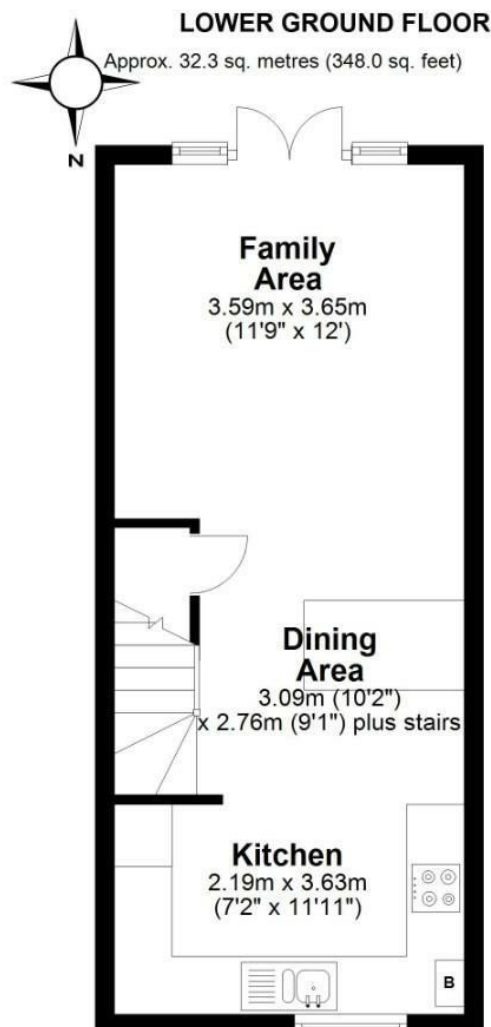








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Total area: approx. 97.3 sq. metres (1047.2 sq. feet)

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		