Southwell Way

Uppingham, Oakham, LE15 9EZ

Price Guide £300,000

Richardson

Southwell Way

Uppingham, Oakham, LE15 9EZ

GUIDE PRICE £300,000- £310,000

Positioned towards the outskirts of the charming market town of Uppingham, Southwell Way presents an immaculately presented three-bedroom detached home, perfect for families or those seeking a peaceful retreat. This modern residence is situated within a popular estate, offering a blend of comfort and convenience. Upon entering, the entrance hall gives access to all of the ground floor, including useful storage cupboard and the cloakroom. The bay fronted lounge has double doors allowing a seamless flow into the heart of the home, to the stylish kitchen diner to the rear. This is equipped with a range of built-in appliances and French doors open out to the enclosed rear garden. To the first floor, the master bedroom has built-in wardrobes and an ensuite shower room, ensuring a touch of luxury. Two further well-proportioned bedrooms provide space for family or guests, or those looking for a sizable study, complemented by a family bathroom. This property boasts gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. The driveway to the side offers off road parking for 2 vehicles and leads to a single garage with eaves storage, providing additional convenience. The rear enclosed garden is laid to lawn with gated side access to the driveway.

Location

Uppingham is a charming market town on the southern side of Rutland. Uppingham is a hub for art lovers, hosting several galleries, including the Goldmark Gallery, Peter Barker Fine Art, and the Rutland Antiques Centre. Uppingham School was founded in 1584, this renowned independent boarding school is integrated into the town, with its buildings and students enhancing the town's atmosphere. The school provides a massive, 300-seat theatre and high-quality artistic facilities as well as excellent sporting activities. The town offers a variety of dining options, from traditional pubs to cafes. Located near Rutland Water, it is ideal for outdoor activities, offering easy access to nature. The Uppingham Fatstock Show in December, and the popular late-night Christmas market are also highlights in the Uppingham calendar.

Entrance hall

Cloakroom

Sitting room

10'7" x 15'0" (3.23 x 4.57)

Kitchen diner
19'7" x 9'6" (5.97m x 2.90m)

Master bedroom
10'7" x 8'10" (3.23 x 2.69)

Ensuite shower room

Bedroom
8'3" x 10'8" (2.51 x 3.25)

Bedroom
11'1" x 7'11" (3.38 x 2.41)

Family bathroom

External details
Open plan front garden with driveway to the side providing off road parking, and leading to a single garage with eaves storage space. Gated side access to the fully enclosed rear garden with small patio area.

Services
All main services connected. Gas central heating

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Tenure
Freehold

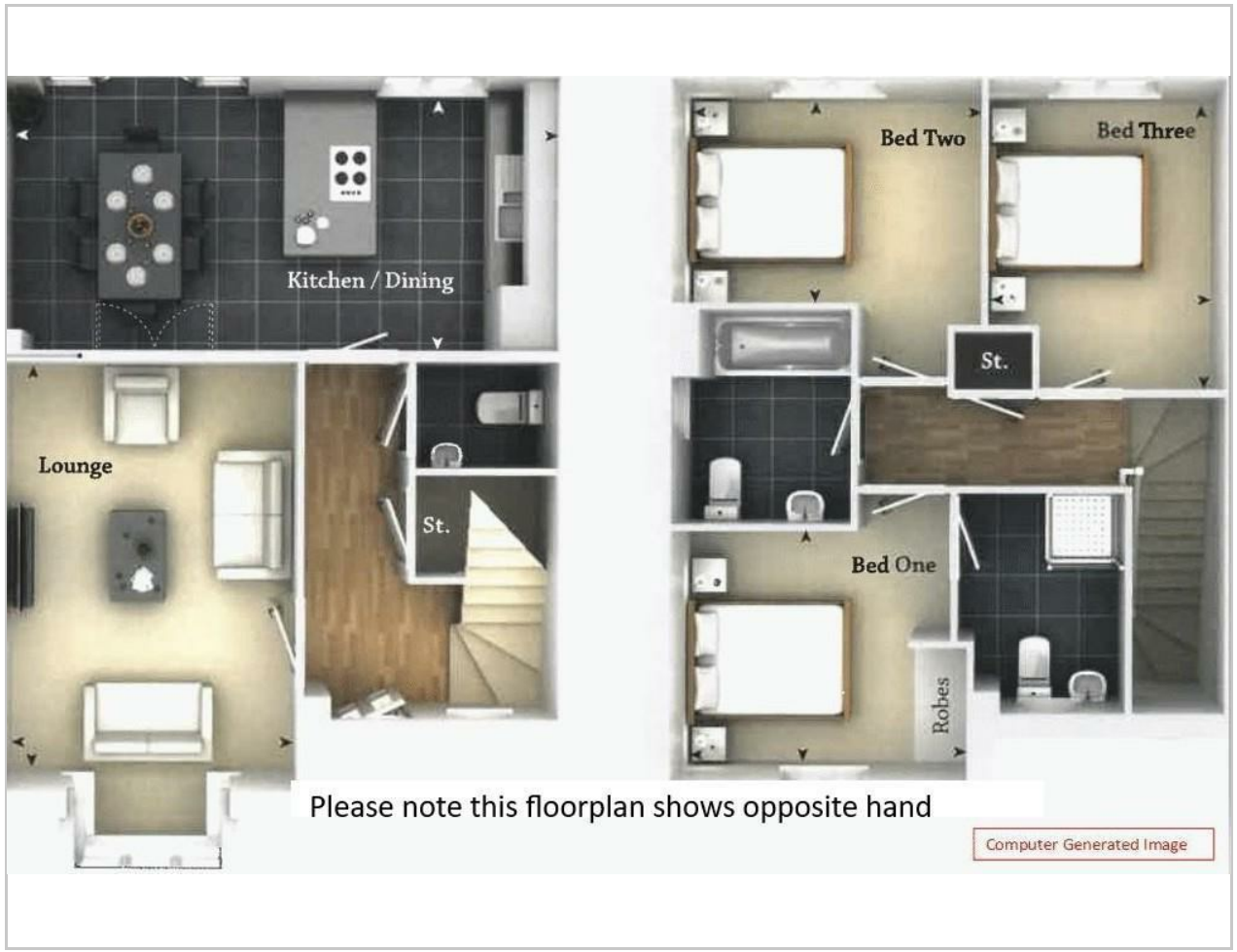
Council tax
Rutland District Council. Tax Band D.

Agents Notes
There is a Service Charge for the Estate Maintenance. The current cost is £245 per year.

Under the Estate Agents Act of 1979, we hereby give notice that an employee of Richardson is the owner of the property.

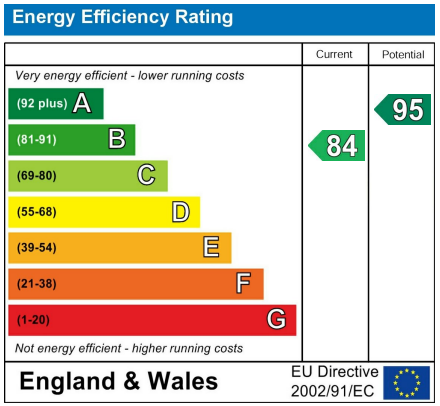
Viewing
All viewings are strictly by appointment through Richardson. post@richardsonsurveyors.co.uk

Floor Plan



Area Map

Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract 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.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433