



75 High Street East, Uppingham, Rutland, LE15 9PY
Guide Price £360,000



Chartered Surveyors & Estate Agents

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

75 High Street East, Uppingham, Rutland, LE15 9PY

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Delightful semi-detached, three-bedroom period cottage with a charming garden situated in the centre of the highly desirable historic market town of Uppingham.

Built of ironstone under slate roof, the property has been sympathetically maintained by the present owners and offers tastefully appointed accommodation with a host of period features which include fireplaces, beamed ceiling (in kitchen), exposed brick and wood floors and traditional cottage windows.

The accommodation benefits from gas central heating and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room with open fireplace, Dining Room with feature log-burning stove, rustic Kitchen with Belfast sink and range-style cooker, Inner Hallway, Bathroom;

FIRST FLOOR: three Bedrooms.

The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Panelled main entrance door with transom, brick floor, stairs to first floor.

Sitting Room 3.53m x 2.64m (11'7" x 8'8")

Feature open fireplace with cast-iron dog grate and brick surround, radiator, wooden floorboards, window with views over front garden.

Dining Room 3.56m x 2.39m (11'8" x 7'10")

Inglenook-style fireplace with bressumer beam above housing log-burning stove (in white) set on raised brick hearth, traditional built-in shelving and cupboard with original stripped wood doors beneath (to side of fireplace), understairs storage cupboard, radiator, exposed brick floor, wall-light points, window enjoying garden outlook to front.

Kitchen 3.10m x 2.82m (10'2" x 9'3")

Rustic kitchen featuring fitted solid wood work surfaces with tiled splashbacks, Belfast sink with drainer, base cupboards and drawers, matching eye-level wall cupboards with ambient lighting beneath, integrated fridge and range-style cooker with double oven and 6 gas burners (included in the sale) set in painted brick chimney breast with tiled splashback and display shelf above.

Exposed brick floor, exposed stonework to one wall, ceiling beams, window to front overlooking charming cottage garden.

Inner Hall

Radiator, ornate tiled floor, fitted coat rack, steps leading down to Cellar, original ledge-and-brace external door with transom giving access to shared rear courtyard.

Bathroom 2.72m x 1.65m (8'11" x 5'5")

Equipped with a traditional-style white suite comprising high-level WC, vanity hand basin with cupboards beneath and panelled bath with tiled surround and Mira power shower over.

Ornate tiled floor, radiator, part wood panelling to dado height, built-in storage cupboard, extractor fan, window to side.

Cellar 2.39m x 2.31m (7'10" x 7'7")

Light and power connected.

FIRST FLOOR

Landing

Radiator, doors to the three Bedrooms.

Bedroom One 4.06m x 3.40m (13'4" x 11'2")

Original, decorative fireplace with cast-iron dog grate, original built-in wardrobe, radiator, stripped wood floor, window to front.

Bedroom Two 3.71m x 2.72m (12'2" x 8'11")

Decorative fireplace with timber surround, original built-in wardrobe, radiator, window with window seat overlooking lovely cottage garden.

Bedroom Three 2.77m x 2.54m (9'1" x 8'4")

Original built-in cupboard, radiator, window with window seat enjoying views over front garden.

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OUTSIDE

Front Garden

One of the many charming features of this property is a quintessential cottage garden to the front. Bounded by brick walling and wrought-iron fencing, the garden is accessed via a wrought-iron hand gate with a climber archway which leads to a flagstone paved pathway running the length of the garden to the front door.

The garden has been beautifully arranged to include colourful beds flanking the central pathway which are stocked with a variety of flowers, plants and mature trees and further hand gate leading to a lawned area with shrubs, bushes and a magnolia to borders, as well as a brick-paved terrace with open-fronted log storage adjoining the front elevation.

Rear Garden

To the rear of the property there is a shared courtyard garden.

Attached Storage/Outbuilding 3.28m x 2.21m (10'9" x 7'3")

Electricity, hot and cold plumbing for washing machine.

Log Store 2.08m x 2.06m (6'10" x 6'9")

Providing a useful storage space.

Parking

On-street parking (resident's parking permit is required).

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:
EE - good outdoor and in-home
O2 - good outdoor
Three - good outdoor
Vodafone - variable 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.

COUNCIL TAX

Band D
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.

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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.





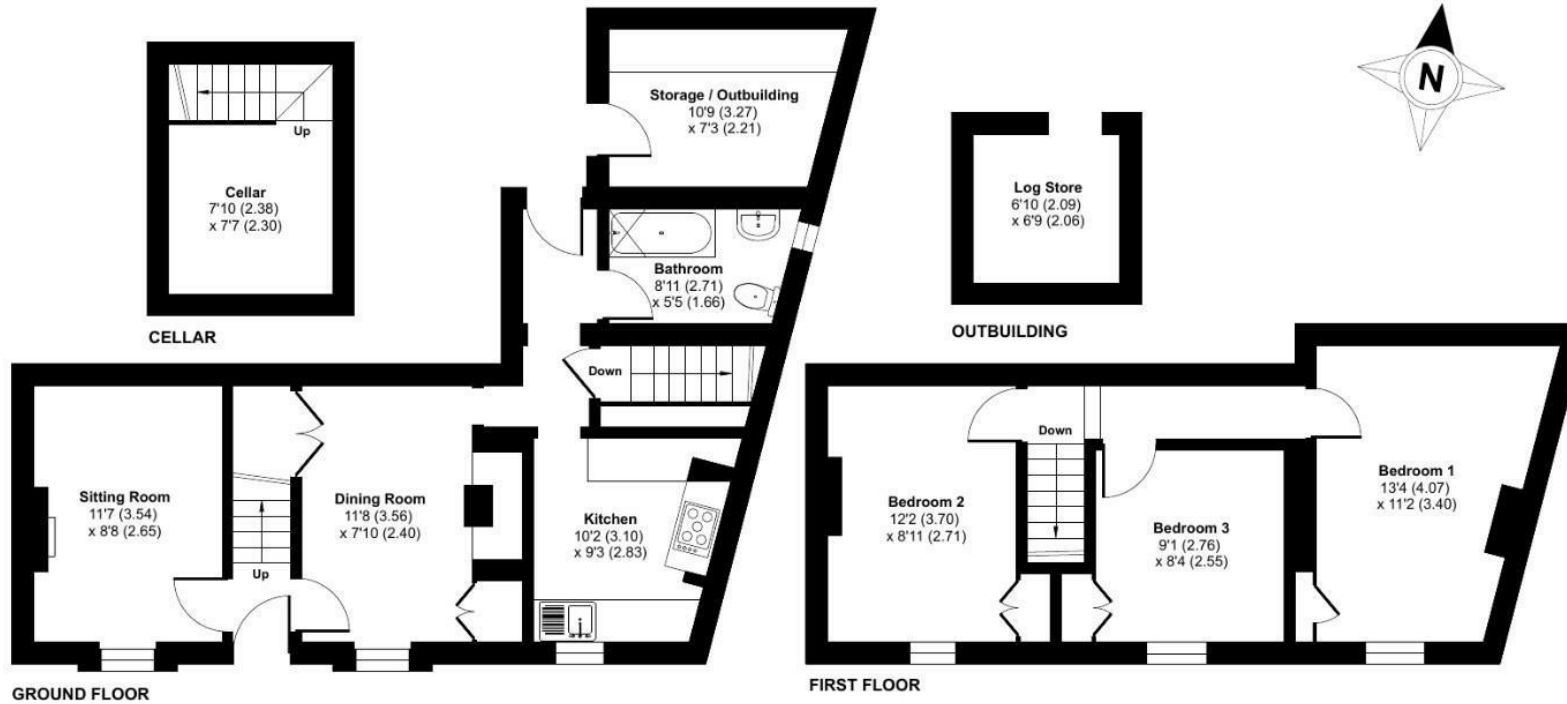








Approximate Area = 947 sq ft / 87.9 sq m
 Outbuildings = 119 sq ft / 11 sq m
 Total = 1066 sq ft / 99 sq m
 For identification only - Not to scale



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		
		72
	40	
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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