



23 North Street East, Uppingham, LE15 9QJ
Asking Price £275,000



Chartered Surveyors & Estate Agents

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23 North Street East, Uppingham, LE15 9QJ
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Extended semi-detached 1950s (?) house occupying a large plot with ample off-road parking and mature, generously proportioned rear garden in an established residential area close to Uppingham town centre amenities.

The property offers well proportioned accommodation with gas central heating and double glazing which would benefit from routine modernisation and updating.

The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Kitchen, Pantry, Rear Porch, Utility/Study, WC, Dining Room, Garden Room; FIRST FLOOR: three Bedrooms, Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.85m x 4.11m (6'1" x 13'6")

UPVC double glazed front entrance door, radiator, solid oak floor, stairs leading to first floor, understairs storage, window to side elevation.

Sitting Room 3.88m x 4.58m into bay (12'8" x 15'0" into bay)

Gas coal effect fire set in brick surround with display shelving to either side, radiator, solid oak floor, feature bay window to front elevation.

Kitchen 2.46m x 3.07m (8'0" x 10'0")

White fronted floor and wall mounted units with granite effect work surfaces and inset 1.5 bowl single drainer stainless steel sink unit. Space for cooker and fridge.

Radiator, tiled splashbacks, solid oak floor, window to side elevation.

Pantry 1.18m x 1.40m (3'10" x 4'7")

Fitted shelving.

Rear Porch 1.65m x 1.24m + 0.79m x 2.03m (5'5" x 4'1" + 2'7" x 6'8")

('L'-shaped)

Fitted store cupboard, oak effect laminate floor, external glazed door to rear garden.

Utility/Study 2.04m x 2.74m (6'8" x 8'11")

Fitted worktop with three appliance spaces under, one of them with plumbing for washing machine, wall mounted cupboards, one of them housing Baxi gas fired combi boiler.

Radiator, tiled walls, oak effect laminate floor, window to front elevation.

WC 2.03m x 0.87m (6'7" x 2'10")

White suite comprising low level WC and wash hand basin, radiator, oak effect laminate floor, window to rear elevation.

Dining Room 3.27m x 3.30m (10'8" x 10'9")

Gas coal effect fire set in stone surround with display shelves to either side, radiator, solid oak floor, archway leading to Garden Room.

Garden Room 2.50m x 4.34m (8'2" x 14'2")

Radiator, solid oak floor, wall light point, sliding patio doors leading to rear garden.

FIRST FLOOR

Landing 1.93m x 2.64m (6'4" x 8'8")

Built-in linen cupboard with shelving, radiator, galleried stairs, window to side elevation.

Bedroom One 3.30m (incl wardrobes) x 3.83m (10'9" (incl wardrobes) x 12'6")

Fitted wardrobes to one wall, radiator, oak effect laminate floor, window overlooking rear garden.

Bedroom Two 3.05m x 3.90m (10'0" x 12'9")

Two fitted wardrobes and storage to one wall, radiator, oak effect laminate floor, window to front elevation.

Bedroom Three 2.74m (incl wardrobes) x 2.93m (8'11" (incl wardrobes) x 9'7")

Fitted wardrobes and storage to one wall, radiator, oak effect laminate floor, window to front elevation.

Shower Room 1.91m x 1.73m (6'3" x 5'8")

White suite comprising low level WC and vanity hand basin with mixer tap and storage beneath, shower cubicle with mermaid boarding and overhead shower,

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radiator, oak effect laminate floor, window to rear elevation.

OUTSIDE

Front Garden

The property's enclosed frontage is bounded by stone walling to North Street East and accessed via a low level vehicular gate. The front garden is concreted to provide off-road parking for a number of vehicles. There is a further hard-landscaped area to the side of the house providing additional off-road parking or a space for a Carport, if desired.

Adjoining the concrete driveway is an area of shaped lawn, established conifers, shrubs and a tree.

A hand gate to the side of the house gives access to the rear garden.

Rear Garden

The good size rear garden is a particular feature of this property. The garden is arranged in two halves divided by low level stone wall. The garden is mainly laid to lawn, with mature shrubs, bushes and trees.

There is a greenhouse, a useful garden store at the foot of the garden (2.41m x 1.88m/7'11" x 6'2") and timber shed.

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.

COUNCIL TAX

Band C
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.

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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.

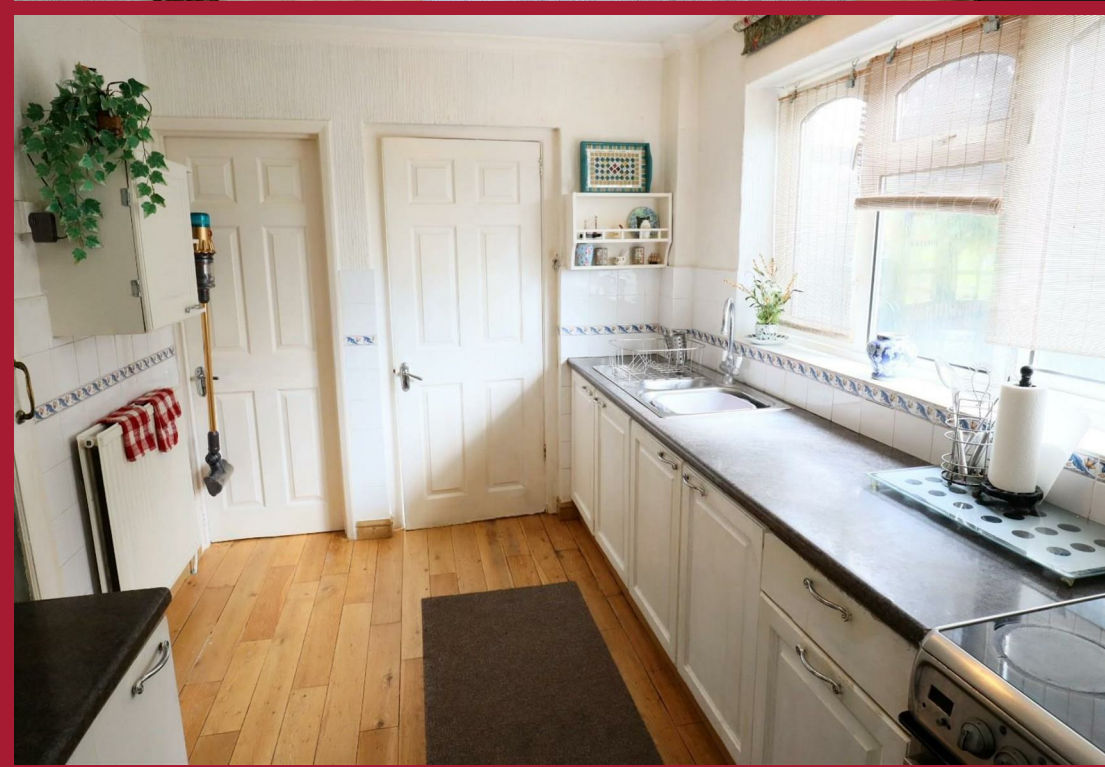
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

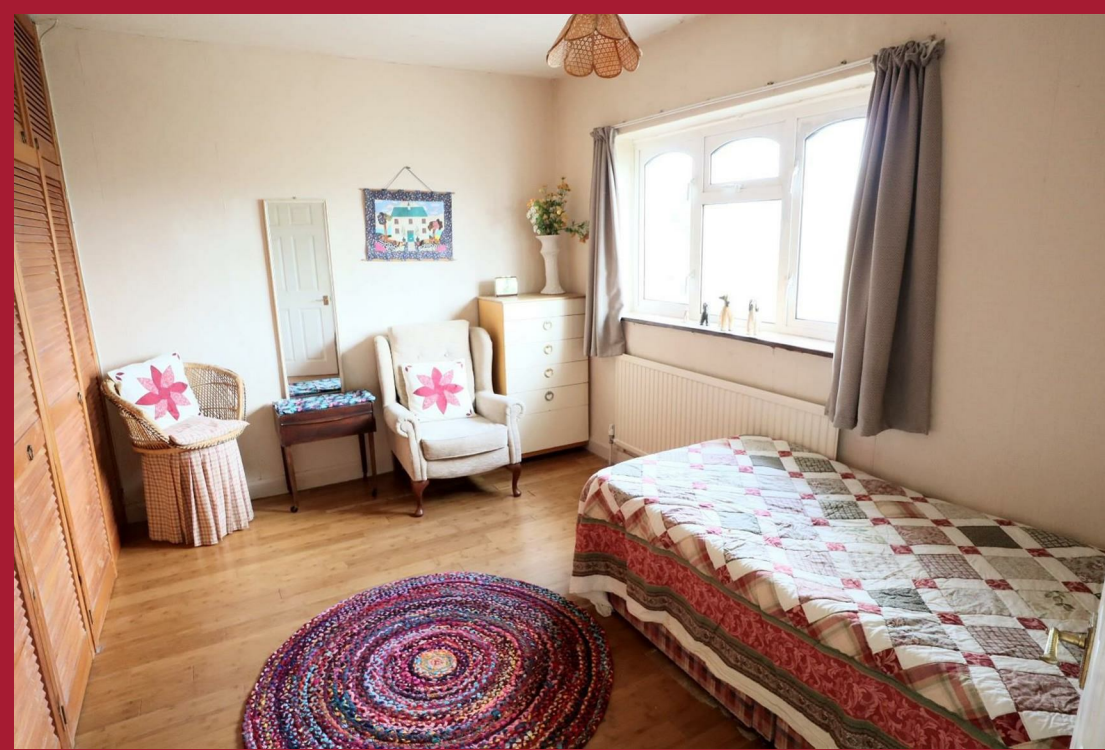
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC