

42a Ayston Road, Uppingham, Rutland, LE15 9RL
Asking Price £635,000

MURRAY
Chartered Surveyors & Estate Agents

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

42a Ayston Road, Uppingham, Rutland, LE15 9RL
Tenure: Freehold
Council Tax Band: F (Rutland County Council)

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DESCRIPTION

Substantially extended, detached, individual house occupying a large plot with off-road parking for a number of vehicles and extensive gardens on the edge of the historic market town of Uppingham.

The property offers spacious, flexible presented family accommodation of 1,700 square feet with four reception rooms and four bedrooms and providing excellent potential for further extension, subject to necessary planning consents.

The tastefully presented interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Study, Living Room with feature fireplace, Snug, Dining Room, modern shaker-style Kitchen/Diner, Utility Room; FIRST FLOOR: four good size Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part glazed main entrance door with glazed side panel, radiator, timber effect flooring, understairs storage area, opaque glazed panelling to Snug, open stairs leading to first floor.

Living Room 6.68m x 3.66m (21'11" x 12'0")

Log burning stove set in feature fireplace with granite surround and timber mantel, two radiators, bow window to front elevation, sliding patio doors to rear garden, archway to Snug.

Snug 3.99m x 3.25m (13'1" x 10'8")

Radiator, feature full height, glazed, obscure panel to Hallway, French doors opening to rear garden.

Dining Room 3.99m x 3.20m (13'1" x 10'6")

Radiator, timber effect flooring, recessed ceiling spotlights, dual aspect windows to side and rear elevations.

Off Entrance Hall:

Cloakroom/WC 2.41m x 1.55m (7'11" x 5'1")

White suite comprising low level WC and wash hand basin with tiled splashback, radiator, timber effect flooring, fitted shelving to one wall, window to side elevation.

Study 3.38m x 2.36m (11'1" x 7'9")

Radiator, loft access hatch, window to front elevation.

Inner Hall

Fitted cupboards with drawers to one wall, timber effect flooring.

Kitchen/Diner 4.70m x 4.70m (15'5" x 15'5")

A generously proportioned, dual aspect living space flooded with light via full height windows to front elevation and tastefully appointed in a modern shaker style.

Excellent range of fitted units featuring timber work surfaces with metro tiles to splashbacks, inset 1.5 bowl single drainer sink with mixer tap, ample base cupboards and drawers, matching eye level cupboards and dresser style display unit. Integrated appliances comprise dishwasher, microwave and wine fridge. Included in the sale are LG American-style fridge-freezer and a Rangemaster Professional Deluxe electric cooker with induction hob and extractor above.

Tiled floor, recessed ceiling spotlights, external door and window to rear.

Utility Room

Floor units with granite effect work surfaces, inset stainless steel sink, plumbing for washing machine, fitted shelving, Baxi gas fired central heating boiler, window to side elevation.

FIRST FLOOR

Landing

Radiator, loft access hatch, window to front elevation.

Bedroom One 4.34m x 3.68m (14'3" x 12'1")

Radiator, window providing outlook over rear elevation.

Bedroom Two 4.06m x 3.20m (13'4" x 10'6")

Built-in double wardrobe, radiator, window to rear elevation.

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Bedroom Three 3.45m x 3.38m (11'4" x 11'1")
Fitted wardrobes with sliding doors, radiator, window to rear elevation.

Bedroom Four 3.66m x 2.24m (12'0" x 7'4")
Built-in cupboard, radiator, window to front elevation.

Bathroom 2.87m x 2.51m (9'5" x 8'3")
White suite comprising low level WC, pedestal hand basin and panelled bath with tiled surround, separate shower cubicle with tiled surround, deluge shower above and further showerhead. Half tiled walls, tiled floor, built-in storage cupboard, chrome heated towel rail, window to side elevation.

OUTSIDE

Parking
The property is set back well from the road and is accessed via a gravelled driveway which leads to an area of hard standing for several vehicles to the front of the property. There is potential to build a garage, subject to planning permission.

Gardens
A private gravelled driveway leads up to the house with central lawn feature and provides parking for a number of vehicles. There is mature hedge boundary to two sides of the front garden.

The good size rear garden is fully enclosed and privately screened by established hedges and trees providing a peaceful retreat. The garden is mainly laid to lawn, with decking area immediately to the rear of the house providing ideal outside seating and entertaining space. There is a further paved patio area adjacent to the house and accessed off the kitchen.

Within the garden, there is a good size vegetable plot with a greenhouse and three gardens sheds.

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 - variable outdoor
Three - good outdoor, variable in-home
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 F
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE
Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice

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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.

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.

































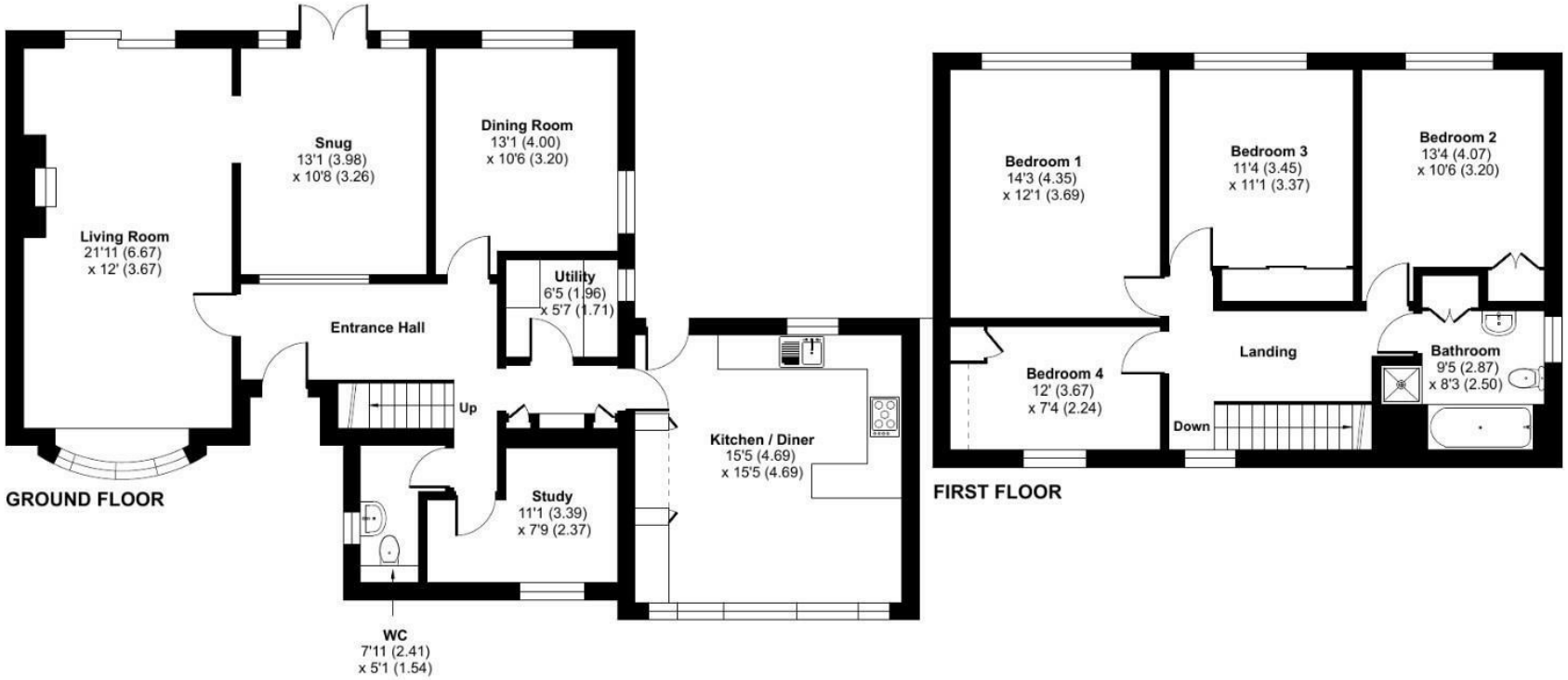


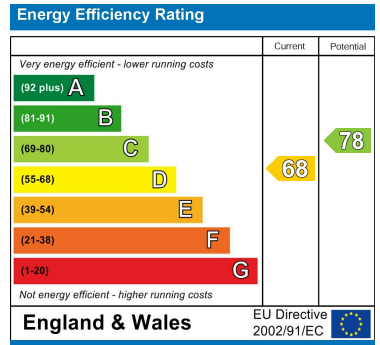
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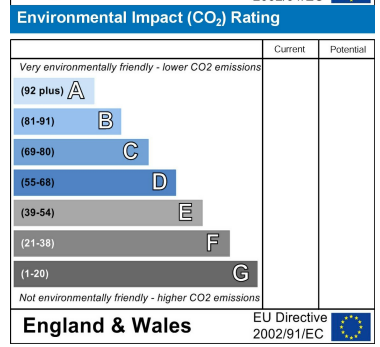
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Approximate Area = 1860 sq ft / 172.7 sq m
Limited Use Area(s) = 16 sq ft / 1.4 sq m
Total = 1876 sq ft / 174.1 sq m
For identification only - Not to scale

Denotes restricted head height







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1498175

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