



**48 Newtown Road, Uppingham, Rutland, LE15 9TS**  
**Offers In Excess Of £350,000**



Chartered Surveyors & Estate Agents

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

**48 Newtown Road, Uppingham, Rutland, LE15 9TS**

**Tenure: Freehold**

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



**Chartered Surveyors & Estate Agents**

A charming, semi-detached Victorian house offering beautifully presented, extended character accommodation with 3 Reception Rooms and 4 Bedrooms in an established residential area on the edge of the historic market town of Uppingham.

Early viewing is highly recommended.



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Benefiting from new flat roof (5 months old as at Jan 2026), gas-fired central heating and full double glazing, the spacious and tastefully appointed accommodation is arranged over three storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Living Room with dressed-stone fireplace, Dining Room, shaker-style Kitchen, Garden Room, WC; FIRST FLOOR: three good-size Bedrooms, refitted Bathroom; FIRST FLOOR: further large Bedroom.

OUTSIDE there is a gravelled area of hard standing for 2 cars to the front and a well-established, west-facing garden with two useful sheds to the rear.

The property is available with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

##### Arched Recessed Porch

Original encaustic tiled floor, panelled entrance door with two glazed insets giving access to:

##### Entrance Hall

Original encaustic tiled floor, radiator in decorative cabinet, dado rail, stairs leading to first floor.

##### Living Room 3.81m to bay x 3.63m max (12'6" to bay x 11'11" max)

Elegant dressed-stone fireplace with matching raised

hearth housing coal-effect gas fire, fitted alcove shelving to one side of fireplace, radiator, picture rail, coving to ceiling, bay window to front, part-glazed double doors leading to Dining Room.

##### Dining Room 3.84m x 3.73m (12'7" x 12'3")

Radiator, oak floor, decorative fireplace-style recess, picture rail, coving to ceiling, transom French doors opening to rear garden, access to Kitchen.

##### Kitchen 4.47m x 2.72m (14'8" x 8'11")

Attractively fitted in shaker style and featuring work surfaces with tiled splashbacks, inset single drainer sink with mixer tap above, cupboard and drawer units and matching eye-level wall cupboards.

Integrated Belling electric oven and 4-ring gas hob with extractor above, two undercounter appliance spaces, one of them with plumbing for washing machine.

Radiator, tiled floor, understairs storage cupboard, panelled ceiling, two windows to side, door to Garden Room.

##### Garden Room 4.65m max x 2.64m max (15'3" max x 8'8" max)

Tiled floor, wall-mounted Baxi gas central heating, internal door to WC, window to side, sliding patio doors to rear garden.

##### WC 1.63m x 1.02m (5'4" x 3'4")

White suite comprising low-level WC and

wall-mounted hand basin, wall panelling to dado height, tiled floor, window to side.

#### FIRST FLOOR

##### Landing

Handrail with open spindles, hatch giving access to partially boarded and recently insulated loft space, door to stairs leading to second-floor Bedroom Four.

##### Bedroom One 3.81m x 3.10m (12'6" x 10'2")

Radiator, fitted alcove shelving, window to front.

##### Bedroom Two 3.73m max x 3.00m max (12'3" max x 9'10" max)

Radiator, window overlooking rear garden.

##### Bedroom Three 2.74m max x 2.72m max (9'0" max x 8'11" max)

Radiator, window overlooking rear garden.

##### Bathroom 2.26m x 1.85m (7'5" x 6'1")

Stylishly refitted to feature vanity unit incorporating concealed-cistern WC, hand basin with mixer tap, adjoining top and storage beneath, panelled bath with mixer shower and glass screen, fully tiled splashbacks, tiled floor, heated towel rail, extractor fan and window to side.

#### SECOND FLOOR

##### Bedroom Four 4.39m x 4.37m (14'5" x 14'4")

Spacious, dual-aspect room with built-in storage cupboard, further eaves storage, handrail with open spindles, radiator and three Velux windows.

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### OUTSIDE

#### Off-road Parking

The property's open-plan frontage is laid to gravel to provide off-road parking for 2 cars.

A paved pathway with side timber hand gate links front and rear of the property.

There is additional on-street parking to the front of the property (no resident's permit is required).

#### Rear Garden

The mature, west-facing rear garden is fully enclosed and attractively landscaped to include stone paved patio area immediately to the rear of the house and lawn with inset tree and well-stocked shrubs borders.

Within the garden, there are two sheds, one of them with electricity connected.

### 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, variable in-home  
O2 - good outdoor and in-home  
Three - good outdoor

Vodafone - good outdoor, variable in-home  
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.

### 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.

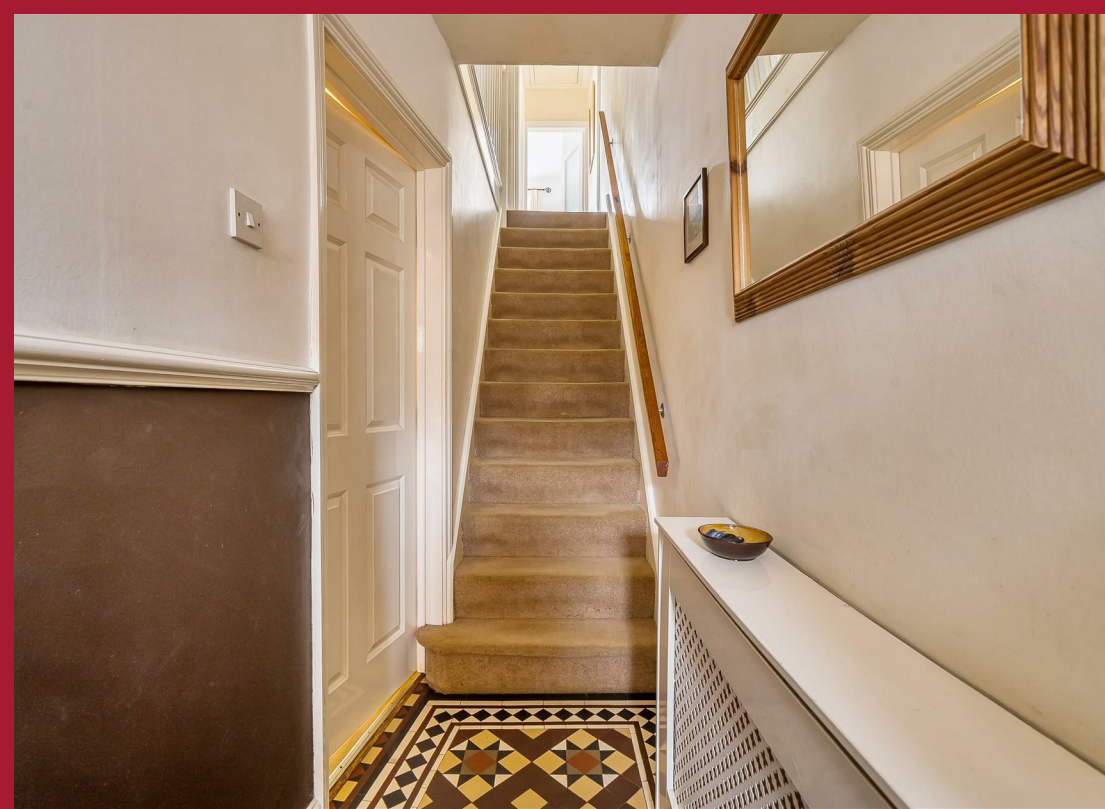
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.









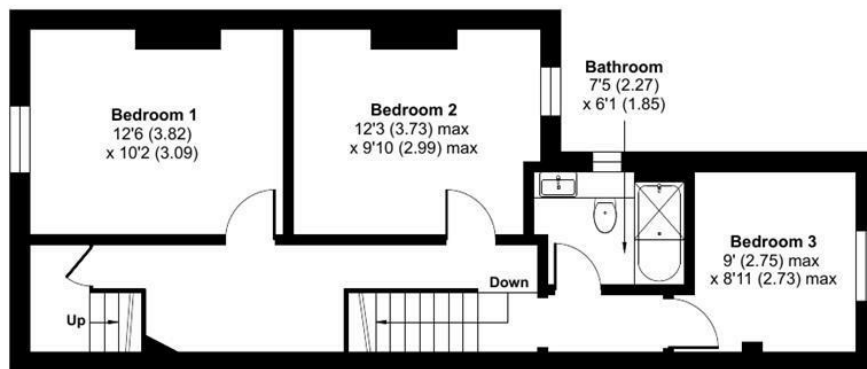


Approximate Area = 1349 sq ft / 125.3 sq m  
Limited Use Area(s) = 92 sq ft / 8.5 sq m  
Total = 1441 sq ft / 133.8 sq m  
For identification only - Not to scale

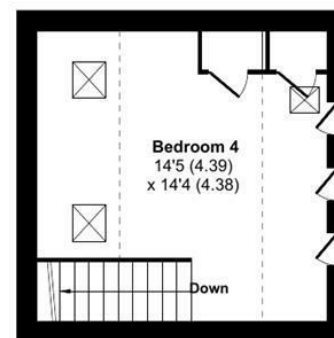
Denotes restricted  
head height



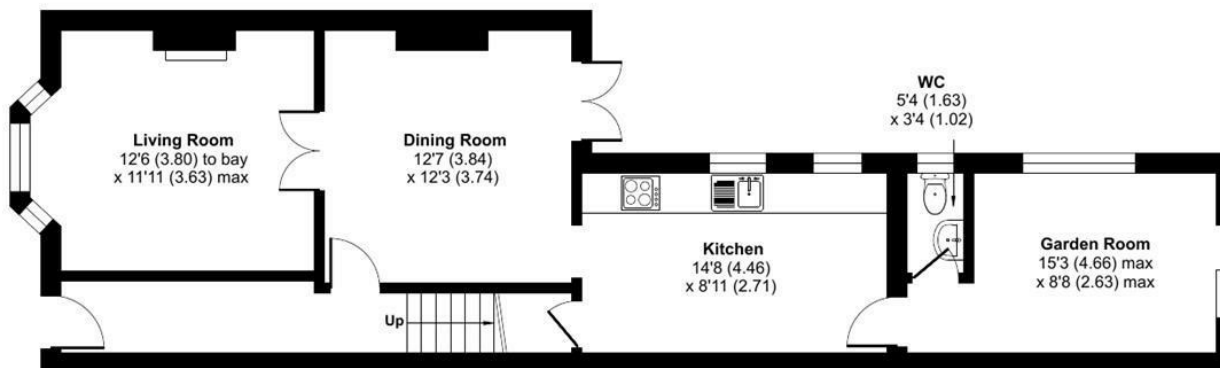
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

#### 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 |         |           |
|                                             | 64      | 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

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2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition;  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.  
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