



The Knoll, 9 London Road, Uppingham, Rutland, LE15 9TJ
£725,000



Chartered Surveyors & Estate Agents

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

The Knoll, 9 London Road, Uppingham, Rutland, LE15 9TJ

Tenure: Freehold

Council Tax Band: F (Rutland County Council)



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Extended, individual, two-storey detached house with landscaped, wrap-around gardens situated on the edge of the historic market town of Uppingham and enjoying open views from a feature roof terrace.

**** 3 Spacious Reception Rooms * Shaker-style Kitchen * Utility * WC * 4 Double Bedrooms * Bathroom * 2 Garages * Ample Parking ****



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The property was constructed to make the most of the sloping topography of the plot and spectacular views over adjoining countryside and offers spacious, light and airy accommodation arranged over two storeys and featuring good quality fixtures and fittings.

Benefiting from gas central heating and full double glazing, the versatile and tastefully appointed accommodation can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room with fireplace, Lounge, Dining Room, Kitchen, Utility, WC;

FIRST FLOOR: Master Bedroom with access to the large roof terrace, three further Double Bedrooms, Bathroom.

A particular feature of this property is a large Roof Terrace with glass balustrade which spans the width of the property and takes in stunning views over front garden and countryside beyond.

Viewing is highly recommended to fully appreciate the quality of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.63m x 1.60m (5'4" x 5'3")

Glazed main double entrance door, door to Lounge, access to Sitting Room.

Sitting Room 4.42m x 3.76m (14'6" x 12'4")

Spacious, dual-aspect reception room featuring stone-effect fireplace housing living-flame electric fire, radiator, wall-light points, window to side, external sliding patio doors to front garden.

Lounge 5.00m max x 4.45m max (16'5" max x 14'7" max)

A further large reception room with radiator, built-in display plinth, wall-light points, picture window to side, window overlooking front garden and internal glazed double doors with a step leading to Dining Room.

Dining Room 4.93m max x 4.72m (16'2" max x 15'6")

A well-proportioned reception room with radiator, original parquet floor, wood panelling to dado height, wall-light point, stairs leading to first floor, window to side and door to Utility Room.

WC 2.16m x 0.86m (7'1" x 2'10")

Built-in storage cupboard, two-piece suite comprising low-level WC and wall-mounted wash hand basin, tiled walls.

Utility Room 3.94m x 1.52m (12'11" x 5'0")

Fitted worktop with inset twin-bowl sink with mixer tap, base cupboards beneath and wall cupboards above, undercounter space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer.

Radiator, door to WC, window and part-glazed door to lean-to Workshop, access to Kitchen.

Kitchen 4.04m max x 3.23m max (13'3" max x 10'7" max)

Excellent range of fitted units incorporating granite-effect work surfaces with upstand, inset single drainer sink with mixer tap, shaker-style base cupboards and drawers with cup handles, matching eye-level cupboards with ambient lighting beneath and tall cabinets with central recess for upright fridge-freezer.

Integrated appliances comprise Zanussi electric oven and induction hob with glass splashback and extractor fan above.

Original parquet floor, archway and feature opening to Sitting Room, window to side.

Lean-to Workshop

Light and power, cold water tap, Worcester gas central heating boiler, windows overlooking adjacent field and external part-glazed door to garden.

FIRST FLOOR

Upper Hallway

Radiator, wood panelling to walls, external double-glazed door (at ground level) to rear.

Landing

Built-in airing cupboard with bi-fold door housing hot water cylinder and slatted shelving, built-in double cloaks cupboard with bi-fold doors, feature central staircase, internal doors to Bedrooms and Bathroom, loft access hatch.

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Bedroom One 3.96m max x 3.76m max (13'0 max x 12'4" max)

Fitted wardrobes with top boxes, radiator, window to side, sliding doors to the large, paved Roof Terrace providing open rural views.

Bedroom Two 3.91m x 2.72m (12'10" x 8'11")

Radiator, fitted vanity sink with storage beneath, wood panelling to one wall, dual-aspect windows overlooking gardens to side and rear.

Bathroom 2.84m x 1.91m (9'4" x 6'3")

Modern white suite comprising low-level WC, pedestal hand basin, panelled bath and separate shower cubicle with mermaid boarding to surround.

Partially tiled walls, towel radiator, window to side.

Bedroom Three 3.96m max x 3.15m (13'0" max x 10'4")

Fitted bedroom furniture comprising wardrobes and chest of drawers with shelving above, radiator, wall-light point, dual-aspect windows overlooking gardens to side and rear.

Bedroom Four 3.86m x 2.82m (12'8" x 9'3")

Built-in wardrobe, radiator, wood-panelled walls, wall-light point, window to roof terrace providing panoramic rural views.

OUTSIDE

Roof Terrace 8.61m x 5.84m (28'3" x 19'2")

A superb paved outdoor space with glass balustrade, running the width of the front elevation of the property, the roof terrace takes in views over adjoining countryside and is ideal for al fresco dining and entertaining in the warmer months

Garaging comprising:

Garage (1) 5.92m x 3.02m (19'5" x 9'11")

Light and power, automated up-and-over door, window.

Garage (2) 6.10m x 5.33m (20'0" x 17'6")

Light and power, manual up-and-over door, window.

Gardens

The property occupies a generously-proportioned, elevated plot and stands surrounded by established gardens on three sides.

A paved driveway bounded by tall hedging opens to an area of hard standing which gives access to the two Garages and provides ample off-road parking for up to five vehicles.

From the driveway, an archway with climbers leads to the tiered front garden which is privately screened by hedging and an array of mature trees, shrubs and bushes. The garden has been beautifully landscaped

and features central shallow steps flanked by lawns with well-stocked, colourful beds and borders and a miniature bridge leading to a secluded seating area providing a peaceful retreat.

There is a paved terrace adjoining the front elevation and leading to the main entrance door which then carries on to the left-hand side of the house where shallow steps with iron hand rail flanked by a deep, well-stocked border lead to the rear of the property. On the right-hand side of the house, paved area of garden leads to the Workshop entrance.

The rear garden enjoys a high degree of privacy backing onto a quiet wooded lane and can be accessed externally via two symmetrical picket hand gates (situated on the top two corners of the rear garden) with steps leading down to the sunken patio with raised beds featuring various bushes and plants. Steps lead from the rear patio to the door giving access to Upper Hallway.

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

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O2 - good outdoor, variable in-home
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 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 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

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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

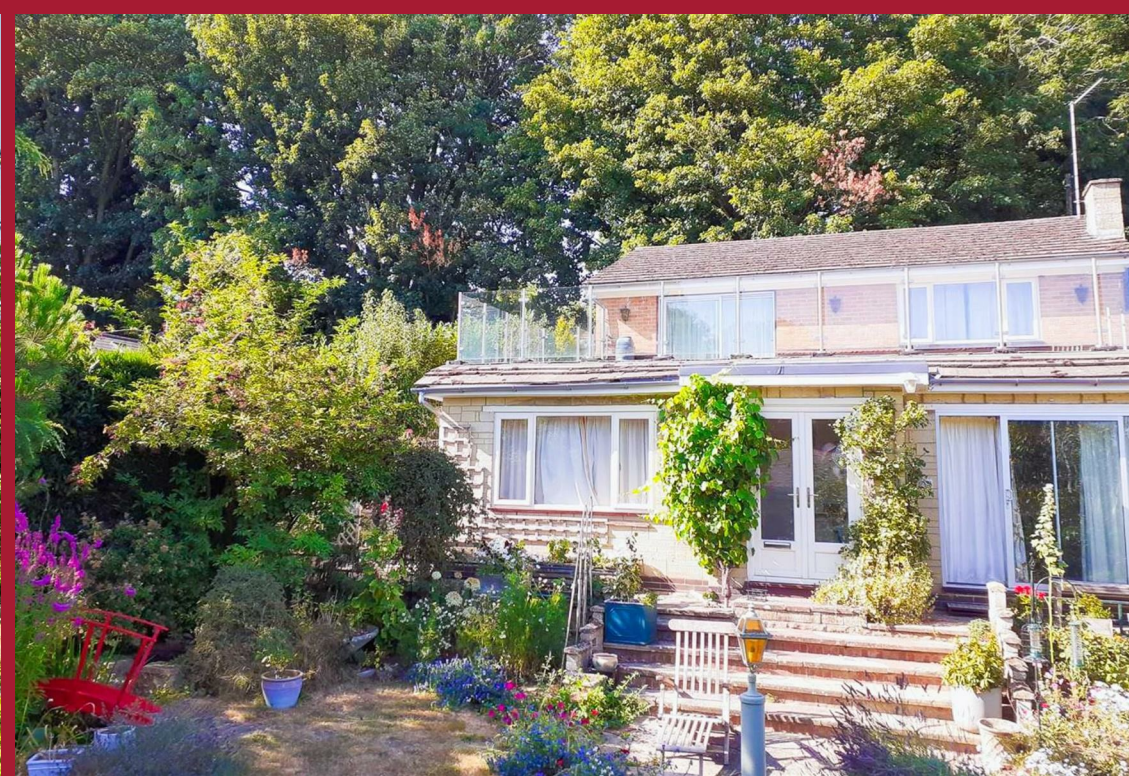
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.











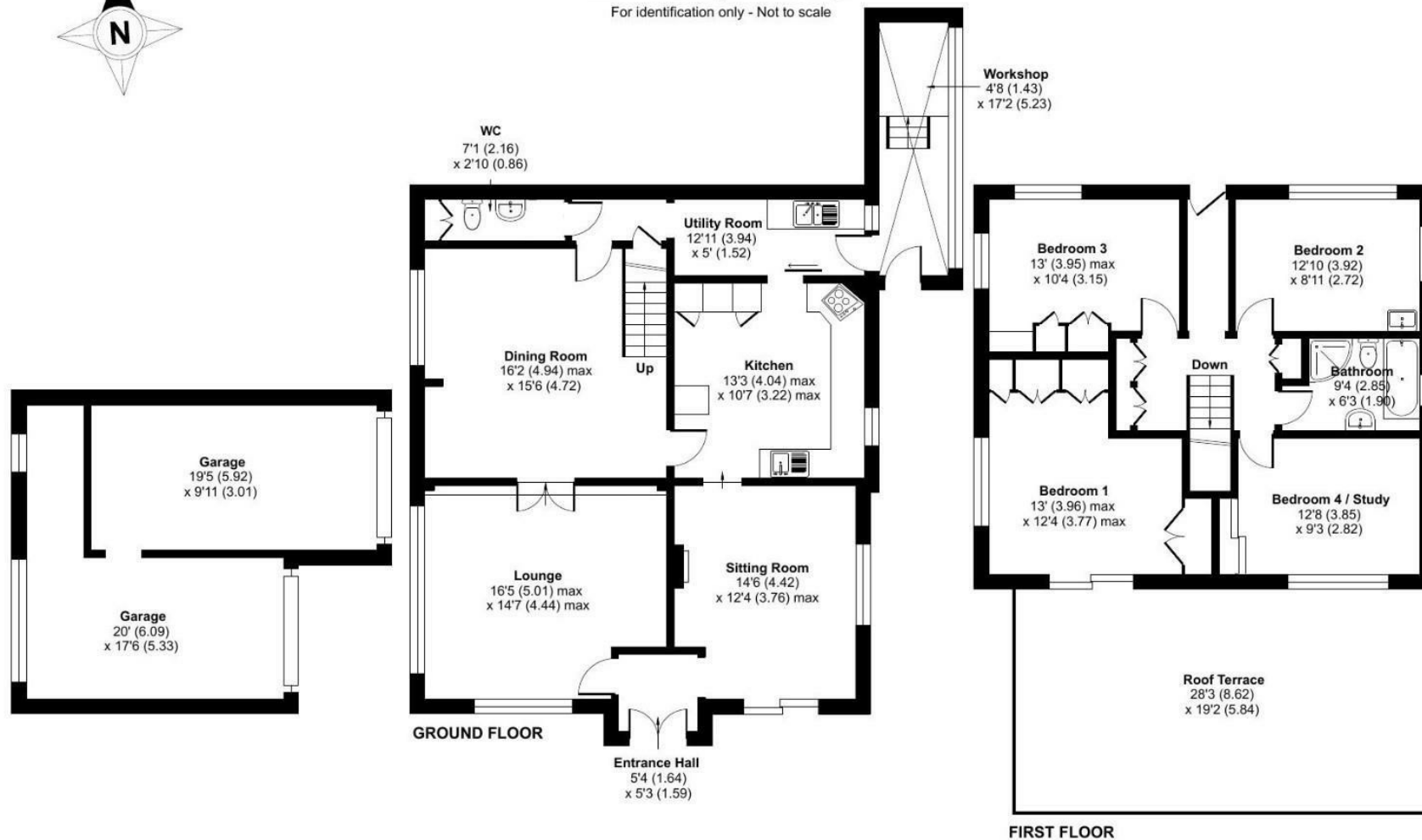




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Approximate Area = 1844 sq ft / 171.3 sq m
Garage = 412 sq ft / 38.2 sq m
Total = 2256 sq ft / 209.5 sq m

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		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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		

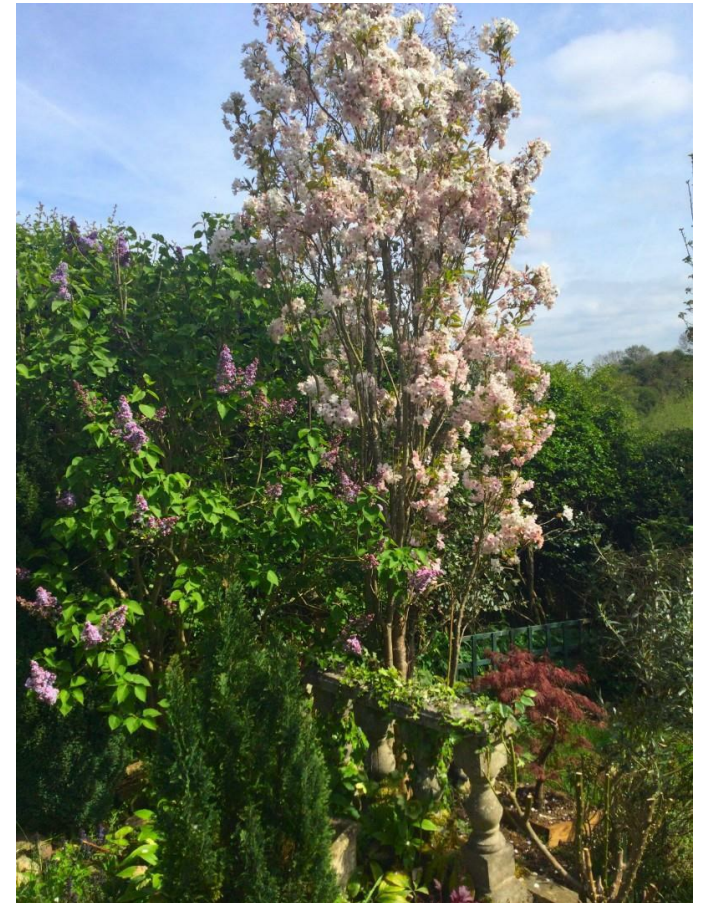
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