

HAWTHORN DRIVE

UPPINGHAM, RUTLAND



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A DETACHED FOUR-BEDROOM HOME SITTING ON THIS SOUGHT-AFTER DEVELOPMENT WITHIN WALKING DISTANCE OF UPPINGHAM TOWN CENTRE.



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30 Hawthorn Drive

Uppingham, Oakham
Rutland LE15 9TA

Kitchen • Three Reception Rooms • Utility Room & Downstairs WC • Four Double Bedrooms • Family Bathroom & One En-suite • Front & Rear Gardens • Private Driveway & Single Garage • Cul-De-Sac Location • EPC - D •

ACCOMMODATION

Enter the property in a spacious entrance hall with stairs rising to the first floor, a downstairs WC at the far end and doors to the ground floor accommodation.

To your right is the living room sitting to the front of the property with a feature fireplace and a lovely bay window overlooking the front garden and allowing in plenty of light. There are a set of double doors opening into the dining room that has an oak laminate floor and French doors opening out to the patio and the rear garden beyond.

To the left of the entrance hall, a door opens into the kitchen that has a great range of floor-standing and wall-mounted units with a built-in eye level oven, gas hob with extractor over, one and a half sink with mixer tap, space for an under counter dishwasher and a useful storage cupboard.

The kitchen gives access to both a study and utility room. The study sits to the front of the property with ample space for seating and working areas. The utility sits to the side with further storage, an additional sink, space for white goods and a door into the integral garage. There is also a door opening out to the side of the property.

To the first floor there are four double bedrooms and two bathrooms. The principal bedroom sits to the front of the property with a bay window, ample built-in storage and an en-suite bathroom comprising a large shower, low flush lavatory and wash hand basin. Bedroom two also sits to the front with a square bay window and bedrooms three and four sit to the rear overlooking the garden. The three further bedrooms offer built-in storage and are served by the family

bathroom comprising a bath with shower over, low flush lavatory and wash hand basin.

OUTSIDE

The property is approached via a block-paved driveway providing ample parking and access to the integral single garage with a roller shutter door, power and lighting. To the right of the driveway there is a pretty front garden mainly laid to lawn with floral and shrub borders and to the left a pedestrian access leading down the side of the property to the rear garden.

The garden is mainly laid to lawn with fencing on all sides providing a good degree of privacy and security. A raised patio sits just off the dining room with space for outdoor furniture and there is a large floral and shrub border lining the fence at the end of the garden with specimen trees providing year-round interest.

This excellently well located home in a cul-de-sac location offers a wonderful opportunity to purchase a home on the sought-after Beeches development.

LOCATION

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street. There are several excellent primary and secondary schools in the area. Situated close to the A47, Uppingham is well located for access to Peterborough and Leicester. A regular mainline train service to London runs from nearby Corby with Peterborough and Market Harborough also providing easy access to both London and the north.

DIRECTIONAL NOTE

From Oakham take the A6003 Uppingham Road. Continue on this road through Preston and on to the roundabout at Uppingham. Take the second exit into Uppingham, continue on this road and take your third left onto The Beeches. Take your second left onto Hawthorn Drive, continue until the bend and you will see number thirty straight ahead.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band E.

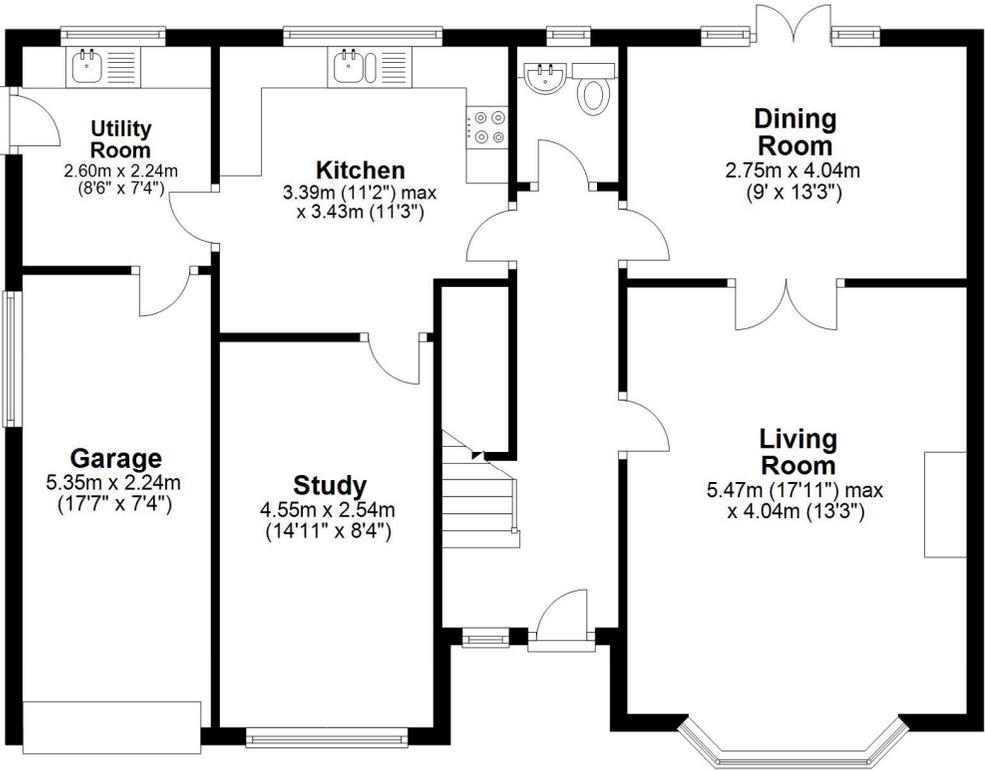




30 Hawthorn Drive, Uppingham, Oakham, Rutland LE15 9TA
House Total Approx. Gross Internal Floor Area = 1534 ft² / 142.5 m²
Measurements are approximate, not to scale, illustrative purposes only.

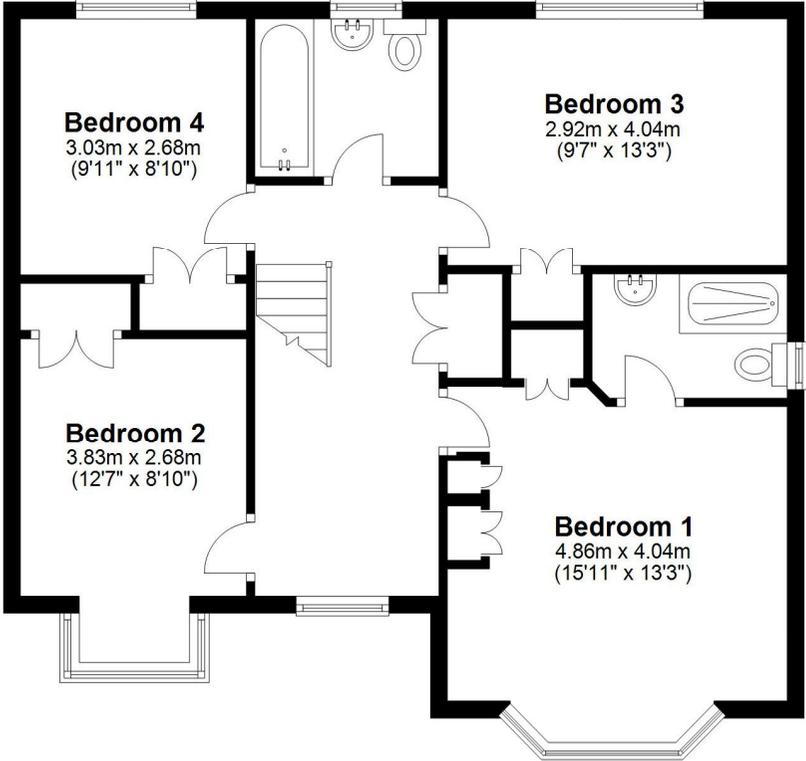
Ground Floor

Main area: approx. 74.5 sq. metres (802.2 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.2 sq. feet)



First Floor

Approx. 68.0 sq. metres (731.9 sq. feet)





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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