



**20 Hawthorn Drive, Uppingham, Rutland, LE15 9TA**  
**Offers In Excess Of £525,000**



Chartered Surveyors & Estate Agents

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

**20 Hawthorn Drive, Uppingham, Rutland, LE15 9TA**

**Tenure: Freehold**

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



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## **DESCRIPTION**

Beautifully maintained, detached, bay-fronted house with garage, off-road parking and mature, private garden occupying an attractively landscaped plot within the desirable The Beeches development on the edge of the historic market town of Uppingham.

The property was built by Bryant Homes and offers spacious family accommodation which benefits from gas-fired central heating system and full double glazing. The tastefully presented interior is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, WC, Sitting Room with feature fireplace, separate Dining Room, Breakfast Kitchen, Utility;

**FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Bedrooms, Bathroom.

**OUTSIDE:** to the front of the property there is a brick-paved area of off-road parking leading to the Garage\* and providing off-road parking and an area of open-plan garden.

To the rear lies an established, non-overlooked garden with a summerhouse providing a peaceful retreat.

\* Originally double, the garage has been converted into a single garage, adjoining storage and utility beyond.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Porch**

Recessed porch with stained-glass leaded-light front entrance door giving access to:

#### **Entrance Hall**

Radiator, wood-effect flooring, attractive staircase with turned spindles leading to first floor, understairs storage cupboard, window to front.

#### **WC 1.60m x 1.19m (5'3" x 3'11")**

White suite comprising low-level WC and vanity hand basin with storage beneath, part-tiled walls, radiator, solid wood floor, window to rear.

#### **Sitting Room 5.03m to bay x 3.99m max (16'6" to bay x 13'1" max)**

Elegant Adam-style fireplace with marble inset and matching raised hearth housing coal-effect gas fire, two radiators, wall-light points, bay window overlooking front garden, double doors leading to Dining Room.

#### **Dining Room 3.99m x 2.77m (13'1" x 9'1")**

Radiator, wall-light points, French doors with windows to either side giving access to rear garden.

#### **Open-plan Breakfast Kitchen 6.05m x 2.77m (19'10" x 9'1")**

Excellent range of good quality units incorporating granite-effect work surfaces with matching upstand,

inset single drainer stainless steel sink with mixer tap, ample base cupboard and drawer units and matching tall cupboards. Integrated appliances comprise fridge-freezer, eye-level Neff electric double oven and gas hob with stainless steel extractor fan above.

Two radiators, tiled floor, internal door to Utility, window and French doors to rear garden.

#### **Utility 2.44m x 2.36m (8'0" x 7'9")**

Fitted worktops, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards, space and plumbing for undercounter dishwasher and washing machine, space for tumble dryer.

Wall-mounted Baxi gas central heating boiler, tiled floor, window to side, internal door to Garage.

### **FIRST FLOOR**

#### **Gallery-style Landing**

Large built-in airing cupboard housing hot water cylinder, radiator, handrail with turned spindles, loft access hatch, window overlooking front garden.

#### **Bedroom One 4.29m max x 4.32m into bay (14'1" max x 14'2" into bay)**

Range of built-in wardrobes, radiator, bay window providing a pleasant, elevated outlook to front.

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**En-suite Shower Room 2.74m x 1.47m (9'0" x 4'10")**

White suite comprising low-level WC and vanity hand basin with mixer tap and cupboards beneath, corner shower cubicle with Aqualisa power shower (with smart shower remote control), fully tiled splashbacks, chrome heated towel rail, shaver point, extractor fan, window to side.

**Bedroom Two 4.04m x 2.87m (13'3" x 9'5")**

Built-in single wardrobe, radiator, window overlooking rear garden.

**Bedroom Three 3.02m max x 2.69m max (9'11" max x 8'10" max)**

Built-in double wardrobe, radiator, window overlooking rear garden.

**Bedroom Four 2.92m x 2.72m max (9'7" x 8'11" max)**

Built-in double wardrobe, radiator, window overlooking front garden

**Bathroom 2.24m x 1.98m (7'4" x 6'6")**

Equipped with a vanity unit incorporating concealed-cistern WC, hand basin with mixer tap, adjoining top and storage beneath, double-ended 'P'-shaped bath with central mixer tap, shower above and curved shower screen. Fully tiled splashbacks, chrome heated towel rail, shaver point, window to rear.

**OUTSIDE**

**Integral Garage 4.83m x 2.62m (15'10" x 8'7")**

The property originally had an integral double garage. One of the garages got converted to create useful storage (accessed off the remaining single garage) and a utility beyond (accessed off the kitchen).

Light and power, manual up-and-over door, internal door to Storage.

**Storage 2.77m x 2.46m (9'1" x 8'1")**

Light and power connected.

**Front Garden**

The property's frontage is brick paved to provide access to the garage and off-road parking for up to three cars. Flanking the area of hard standing are deep borders stocked with a variety of shrubs, bushes and flowering plants.

Side hand gates to both sides of the house link front and rear of the property.

**Rear Garden**

The east-facing rear garden is fully enclosed and privately screened by mature trees, shrubs and bushes. The garden has been beautifully landscaped to include timber-decked seating area, ornamental pond and an area of paved and gravelled hard standing for plant pots immediately to the rear of the house, shaped lawn with pathways, beds and deep, well stocked, colourful borders, a secluded gravelled seating area, as well as an attractive timber Summerhouse with timber decking in front and a garden shed (no power).

**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 and 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.

**COUNCIL TAX**

Band E  
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',

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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.

### **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.















