



# Hazel Close, Uppingham

Nestled within a tranquil cul-de-sac on the edge of Uppingham, this delightful three-bedroom detached home is situated in the sought-after 'Beeches' area. Set on a generous plot, the property boasts a large driveway offering ample off-road parking, leading to a detached double garage.



## FEATURES

- Detached family home situated in a prime location
- Modern living areas
- Spacious plot
- Three bedrooms, master with ensuite
- Landscaped garden
- Ample off road parking & detached double garage with electric remote door
- Desirable market town
- Solar Panels 4.5kw + 10kw battery
- Fitted charging point



Ground floor comprises; Entrance hall, downstairs cloakroom, spacious and inviting living room featuring a striking marble fireplace with an electric fire, conservatory with recently upgraded solid roof, perfect for year-round use. Newly refitted kitchen/diner, open-plan design with built-in appliances and utility room.

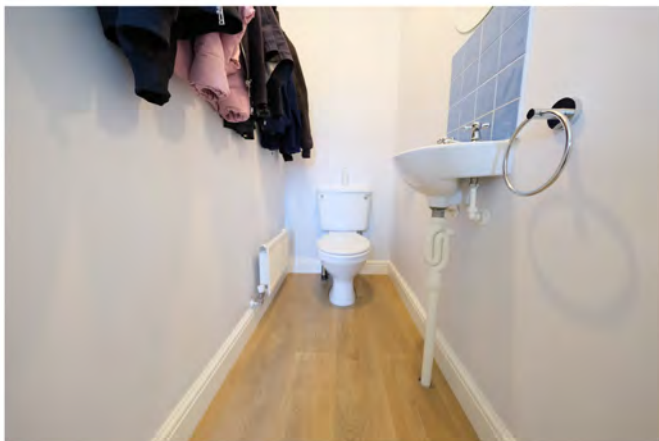
First floor comprises; Master suite with built-in wardrobes and an ensuite shower room. Generous double bedroom with built-in wardrobes, further good-sized double bedroom and family bathroom.

The home benefits from newly installed carpets throughout and the addition of solar panels with a battery, enhancing energy efficiency.

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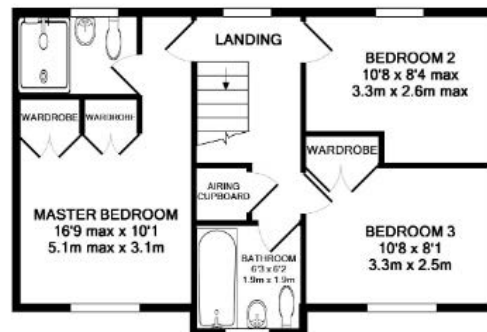


An enclosed, landscaped garden at the rear backing onto a woodland area and wrapping around the side of the property for garage access. It features mature flower and shrub beds, a lawn, and patio areas, perfect for outdoor relaxation and entertainment.

Uppingham is a historic market town renowned for its boutique shops, charming restaurants, and vibrant market square. The town boasts excellent primary and secondary schools and offers convenient access to the A47 for routes to Leicester and Peterborough. Mainline train services to London and the North are accessible from nearby Peterborough, Leicester, Oakham, and Kettering.



GROUND FLOOR  
APPROX. FLOOR  
AREA 536 SQ. FT.  
(49.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 461 SQ. FT.  
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ. FT. (92.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### EPC RATING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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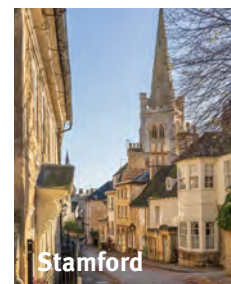
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