



14 Hawthorn Drive, Uppingham, Rutland, LE15 9TA
Guide Price £525,000



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14 Hawthorn Drive, Uppingham, Rutland, LE15 9TA

Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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Attractive detached, bay-fronted house with double garage, off-road parking and established gardens occupying a corner plot within the desirable The Beeches development on the edge of the historic market town of Uppingham.



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The property was built by Bryant Homes to their Stretton design and offers spacious family accommodation which benefits from gas-fired central heating system (with new boiler) and full double glazing. The 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 Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further double Bedrooms, Bathroom.

OUTSIDE: to the front of the property there is a double-width driveway giving access to the Double Garage and providing off-road parking and an area of open-plan garden which carries on the side. To the rear lies an established, non-overlooked garden providing a pleasant retreat.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part-glazed composite front entrance door, radiator, staircase with turned spindles leading to first floor, understairs cloaks cupboard, window to front.

WC 1.68m x 1.19m (5'6" x 3'11")

White suite of low-level WC and pedestal hand basin, radiator, half-tiled walls, tiled floor, window to rear.

Sitting Room 5.05m to bay x 4.01m max (16'7" to bay x 13'2" max)

Elegant reception room featuring Adam-style fireplace with marble-effect inset and matching raised hearth housing coal-effect gas fire, radiator, wall-light points, large bay window to front and double doors leading to Dining Room.

Dining Room 4.01m x 2.77m (13'2" x 9'1")

Radiator, wall-light points, external French doors with matching side panels opening to private rear garden.

Breakfast Kitchen 3.43m max x 3.38m max (11'3" max x 11'1" max)

Fitted with a range of oak-fronted base and wall-mounted units with cream work tops and tiled splashbacks, inset 1.5 bowl single drainer sink unit with mixer tap over, integrated fridge and freezer, inset eye-level NEFF electric double oven, inset MIELE ceramic four-ring electric hob with extractor fan above and fitted BOSCH dishwasher.

Radiator, tiled floor, wall-light point, window to rear overlooking pleasant garden, door to Utility Room.

Utility Room 2.64m x 2.26m (8'8" x 7'5")

Fitted worktop with tiled splashback, cupboard beneath and wall-mounted cupboard above, new wall-mounted Worcester gas-fired central heating boiler, further fitted worktop with inset sink, base cupboards, space and plumbing for washing machine and space for tumble dryer beneath, further wall-mounted cupboards, tiled floor, window to rear,

double-glazed external door to side, internal door to Double Garage.

FIRST FLOOR

Landing

Built-in cupboard housing hot water cylinder and slatted shelving, radiator, handrail with turned spindles, loft access hatch with retractable ladder, window to front.

Master Bedroom 4.55m max x 3.99m into bay (14'11" max x 13'1" into bay)

Built-in wardrobes (two double and a single), radiator, large bay window to front.

En-suite Shower Room 2.72m x 1.45m (8'11" x 4'9")

Two-piece suite of low-level WC and hand basin set in vanity unit, corner shower cubicle, tiled walls, chrome heated towel rail, window to side.

Bedroom Two 4.04m x 2.90m (13'3" x 9'6")

Radiator, window overlooking rear garden.

Bedroom Three 3.96m max x 3.02m (13' max x 9'11")

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

Bedroom Four 3.05m to bay x 2.72m max (10'0" to bay x 8'11" max)

Built-in double wardrobe, radiator, window to front.

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Bathroom 2.18m x 1.91m (7'2" x 6'3")

White suite comprising panelled bath with shower above, concealed-cistern WC and hand basin set within vanity unit, radiator, tiled walls, window to rear.

OUTSIDE

Integral Double Garage 5.41m max x 5.36m max (17'9" max x 17'7" max)

Light and power, two electric up-and-over doors.

Front Garden

The property is accessed via a double-width, block-paved driveway which gives access to the garage and provides off-road parking for two cars.

The driveway is flanked by a strip of lawn with established shrubs to border on one side and a lawn with inset mature tree and well-stocked central bed featuring flowering plants and a coniferous topiary. This area of garden continues on to the side of the house.

Rear Garden

The privately enclosed rear garden enjoys east-facing aspect and has been arranged to include a paved patio area running the width of the house's rear elevation, lawn with two inset trees, adjoining borders stocked with a variety of shrubs, bushes, conifers and plants, gravelled terraces and paved patio area at the top of the garden.

A hand gate to the side of the house links front and

rear of the property.

Included in the sale is a timber garden shed.

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:

Indoor: EE, Three - voice and data likely; O2 - voice and data limited. Vodafone - none;
Outdoor: EE, Three, O2, Vodafone - voice and data likely.

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. Corby is within 50 minutes of railway journey from London.

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 E
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

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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.

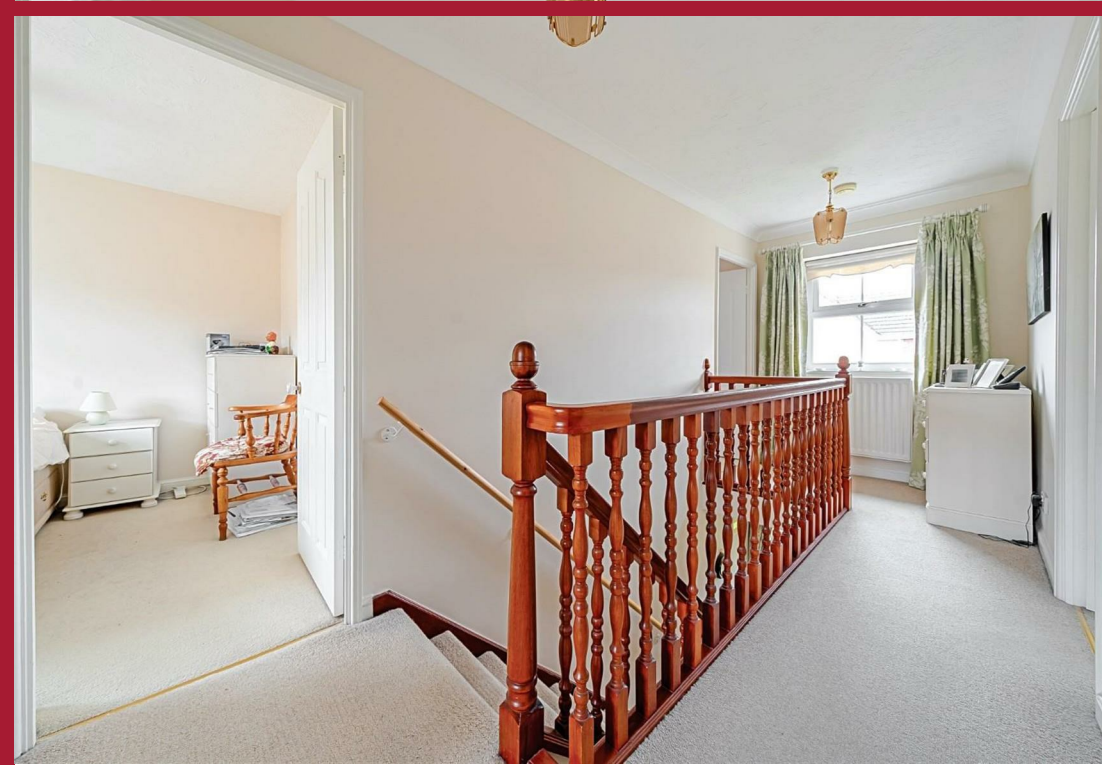
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.











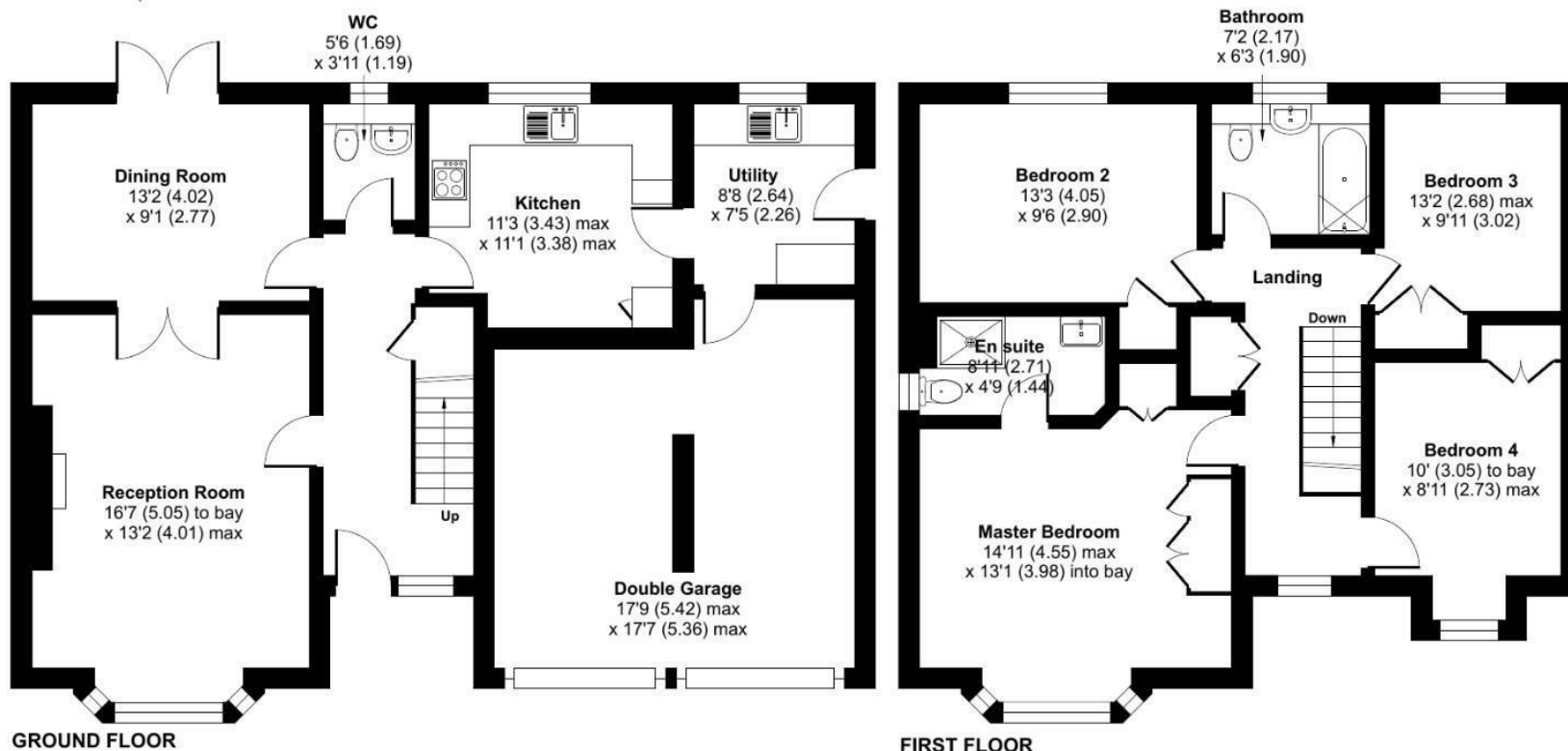
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Approximate Area = 1500 sq ft / 139.3 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 1782 sq ft / 165.4 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		
	66	77

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		

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1264176

