



Chartered Surveyors & Letting Agents



11, Hawthorn Drive, Uppingham, LE15 9TA

£1,495 PCM

Modern detached property in good order offering spacious family accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Dining Room, Kitchen, Utility Room; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Bedrooms (two double and one single), Family Bathroom.

OUTSIDE: off-road parking, gardens to front and rear.

PLEASE NOTE: This letting **EXCLUDES** the detached Garage and the study.

Council Tax Band: E (Rutland)
Deposit: £1725.00

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

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Uppingham
18 High Street East
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Tel: 01572 822587
Letting Centre: 01572 822587
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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.

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			
		71	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	