

Hawthorn Drive  
Uppingham  
Oakham  
LE15 9TA

Hurfords



- Well Presented 4 Bedroom Detached Home
- Master En-Suite
- Off Road Parking

- Kitchen with Separate Utility
- Double Garage
- Popular Area in Uppingham

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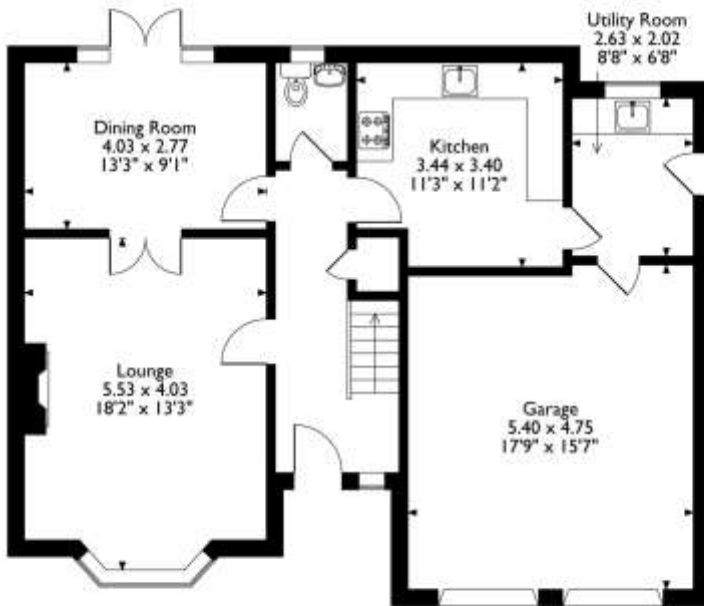
This well presented detached home is situated in a popular area of Uppingham, close to the centre. Boasting 4 great sized bedrooms, the master with an en-suite, a great living space, separate diner and a kitchen with a separate utility space. Entering through the front door you are met with a generous downstairs hallway (which has been beautifully decorated with Amtico flooring) with stairs to the first floor with open spindles maximising the open feel. To the left is a hugely generous living room benefitting from a bay window to the front bringing in bags of light from the front of the property. This room features a stunning Victorian style gas fire, perfect for those cooler nights. Through double doors you then enter a separate dining space perfect for entertaining and this room houses double French doors out to the garden. From the dining room you then have access through to the kitchen past the downstairs W/C. The kitchen is a great space and comprises of a range of solid wood base and wall units with space for a dishwasher and an integrated double Neff oven and separate gas hob. The kitchen has the west facing elevation with views again over the stunning lawned garden. This property has the benefit of a great sized utility room, ideal for families with a separate sink and base units as well as a space for a washing machine and 2 doors, one that leads to the garage space and one to the side access. To the front of the ground floor there is a great sized integrated double garage with 2 double doors over the front drive with ample parking for additional cars.

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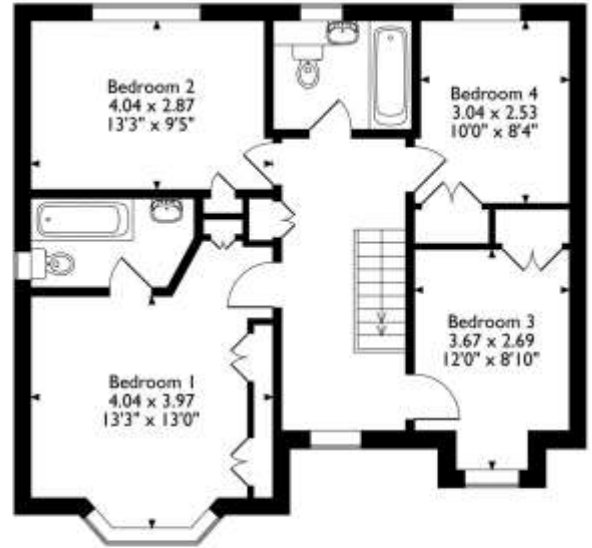


Moving upstairs, from a generous landing space, there are 4 great sized bedrooms. The master is a fabulous airy room with the bay window followed from the lounge below and boasts an en-suite which unusually but beneficially has a bath with shower attachment, pedestal basin and W/C. This room also has the addition of plenty of storage with fitted wardrobes to maximise on space. Bed 2 again a great sized room has a large window to take in the views of the South facing garden. Bed 3 and 4, although smaller are still a generous size and both with fitted wardrobes maximise on space. These bedrooms all share the family bathroom with neutral decoration comprising of a bath with shower over, a pedestal basin and W/C. Externally to the front, the driveway is block paved with space for vehicles as well as the integrated double garage, perfect for storage. To the left of the driveway is lawn with mature beds and lawn, wrapping round the house through the side access to then enter a large lawned garden ideal for young families, beautifully presented with a range of grass and mature trees. There is also a paved area ideal for outside dining and drinking and the perfect garden for families, fully enclosed. Viewing is essential to take in all that this house has to offer for families wanting to be in a premium location close to the centre of Uppingham.

Hawthorn Drive, Uppingham, Oakham, Rutland  
Approximate Gross Internal Area  
156 Sq M/1679 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

- Lounge 18'2" x 13'3"
- Dining Room 13'3" x 9'1"
- Kitchen 11'3" x 11'2"
- Utility Room 8'8" x 6'8"
- Garage 17'9" x 15'7"
- Bedroom One 13'3" x 13'0"
- Bedroom Two 13'3" x 9'5"
- Bedroom Three 12'0" x 8'10"
- Bedroom Four 10'0" x 8'4"

**EPC BAND: D**

**TENURE: FREEHOLD**



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