



BRITISH  
PROPERTY  
AWARDS

2018



**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Dovecote Place, Empingham**

Oakham, LE15 8FA

**£300,000**

## SUMMARY

- Situated in a popular village location
- Three well balanced bedrooms
- Spacious living space
- Off road parking
- Landscaped rear garden
- Kitchen & Utility + WC
- EPC B Council Tax C
- No Forward Chain





**SUMMARY** Situated in this ever sought after village, with Rutland Water on the door step, is this beautifully presented three bedroom home. The property is in a small modern development and the village benefits from having a primary school, pub, shop and hairdressers. Viewing highly recommended. **DESCRIPTION** The accommodation briefly comprises: Entrance hall with stairs to the first floor, spacious lounge dining room with under-stairs cupboard, leading through to the kitchen with a range of integrated appliances, and the utility/cloakroom. The kitchen has a door leading out to the rear garden. Upstairs there are three good sized bedrooms, a spacious airing cupboard and the family bathroom with shower over the bath. To the front is the driveway providing off road parking for two cars and the rear offers a beautiful generous sized landscaped garden



Tenure: Freehold

EPC Rating: B

Council Tax Band: C

Local Authority: Rutland

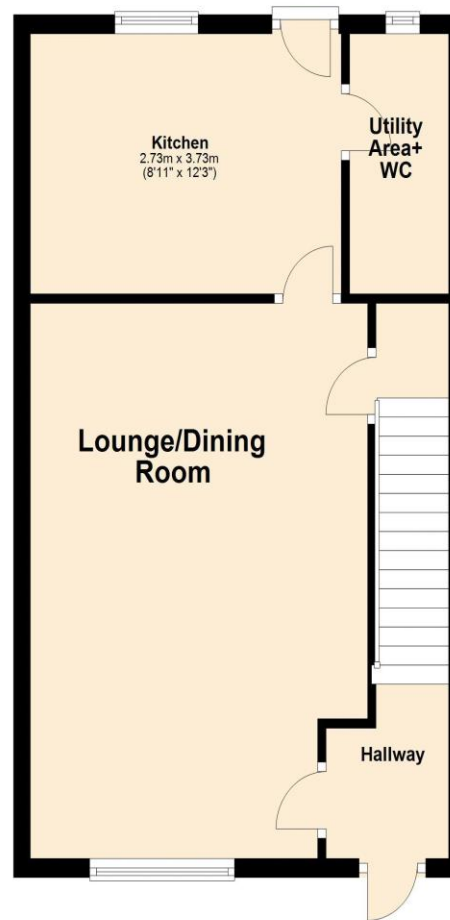
Services: Mains Electric/Drainage/GAS

## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

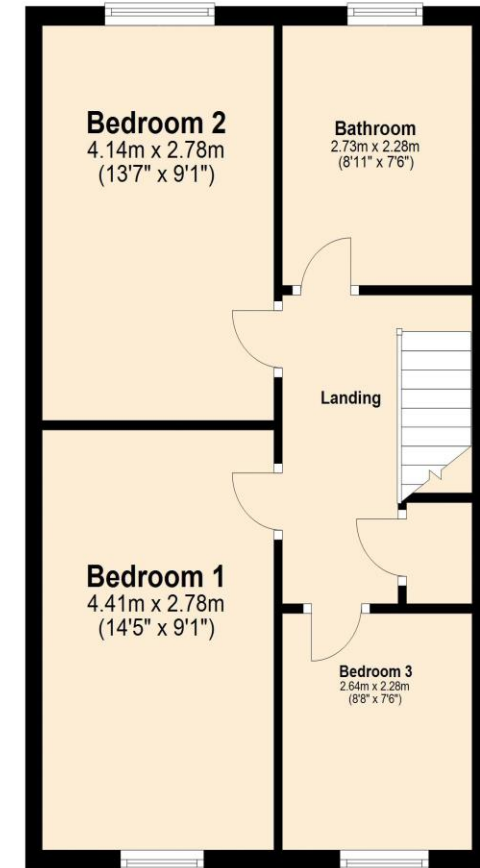
## Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.8 sq. feet)

**nest**  
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

[info@nestestates.co.uk](mailto:info@nestestates.co.uk)

[www.nestestates.co.uk](http://www.nestestates.co.uk)