



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
ESTATES



Church Street, Empingham

Oakham, LE15 8PN

Guide Price £975,000

SUMMARY

- Four Bedroom Detached Home
- Family Bathroom, Two En Suites & Downstairs WC
- Three Reception Rooms
- Open Plan Kitchen Dining Room
- Double Garage
- Off Road Parking
- Rear Garden
- No Onward Chain

















Set in the charming village of Empingham, just moments from the serene shores of Rutland Water, this striking detached family home offers expansive living space across two floors. Recently extended and meticulously crafted to an exceptional standard over the past 18 months, this unique property boasts a host of impressive features, including an open-plan kitchen, living, and dining area, two additional reception rooms, four double bedrooms, two en-suite shower rooms, and a luxurious four-piece family bathroom. Occupying an elevated, wrap-around plot in the heart of the village, the property offers driveway parking, a double garage, and a separate outbuilding, ideal for use as a home office. Empingham is a sought-after village in Rutland, offering a wealth of local amenities and excellent transport links to Oakham, Stamford, and Peterborough. An internal viewing is highly recommended to fully appreciate this outstanding property.

As you approach the home, a charming oak-framed porch provides covered access to the entrance. Inside, the spacious and light-filled entrance hall offers versatile space that can be used as a dining area or sitting room, depending on your preferences. The hall features an oak staircase leading to the first floor, with doors opening to the ground-floor accommodation, including a convenient downstairs WC and a practical boiler room. From the entrance hall, glazed double doors lead into the living room, where a striking feature fireplace with a multi-fuel stove, complemented by a large window overlooking the front garden, creates a warm and inviting ambiance. Beyond the living room, you'll find a second reception room with double doors opening to the garden, as well as a ground-floor bedroom with built-in wardrobes and a stylish three-piece en-suite shower room, also with double doors leading to the rear garden.

The superb open-plan kitchen, dining, and living area, thoughtfully designed by the current owners, completes the ground floor. Offering a generous amount of space while maintaining all the practicalities of a modern home, the kitchen is equipped with a range of wall and base units, a central island, and built-in appliances. Natural light pours in through the windows and patio doors that open onto the garden, enhancing the airy and bright feel of this space. A utility room, accessed from the kitchen, completes the ground floor layout.

Upstairs, the oak staircase leads to three generously proportioned bedrooms and a luxurious four-piece family bathroom. The master bedroom features dual-aspect windows, built-in wardrobes, and a stylish three-piece en-suite shower room. The guest bedroom benefits from a walk-in wardrobe and a separate dressing area. The bathrooms throughout the property have been finished to the highest standard, ensuring a luxurious experience.

The property sits on a private, wrap-around plot in the heart of Empingham. A block-paved driveway offers off-road parking for multiple vehicles and leads to an integral double garage with an electric roller door. The beautifully landscaped garden offers a variety of seating areas, along with planted borders and raised beds—perfect for outdoor enjoyment and relaxation. An early internal viewing is highly recommended to avoid missing out on this exceptional home.

Tenure: Freehold

EPC Rating: C

Local Authority: Rutland Council

Services: Gas Central Heating

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Total area: approx. 279.9 sq. metres (3012.7 sq. feet)

