



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**Audit Hall Road, Empingham**

Oakham, LE15 8PH

**£345,000**



## SUMMARY

- Three Bedroom Semi Detached Family Home
- Garage & Outbuilding
- Off Road Parking
- Living Room & Lounge / Dining Room
- Kitchen
- Downstairs WC & Shower Room
- Enclosed Rear Garden
- Idyllic Village Location





\*\*\* NO ONWARD CHAIN \*\*\*

Three bedroom semi detached family home, set in the idyllic village of Empingham and it's amenities. The property comprises; Entrance Hall, Living Room, Lounge / Dining Room, Kitchen, Downstairs WC, Family Bathroom, Three well proportioned bedrooms, Garage, Lean To, Outbuilding, Off Road Parking & Enclosed Rear Garden Space.

Empingham is a beautiful Rutland village with many amenities, such as; The White Horse public house, Primary School, Doctors Surgery, Village Convenience Store.

The nearby town of Stamford is less than 5 miles away... The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market town Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 5 miles away.



















Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C

Local Authority: Rutland Council

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