



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

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Willoughby Drive, Empingham

Oakham, LE15 8PZ

£545,000

SUMMARY

- Huge Potential To Update & Create An Amazing Home
- Five Bedroom Detached Family Home
- Idyllic Rutland Village Location
- Living / Dining Room & Conservatory
- Kitchen & Utility
- Downstairs WC & Family Bathroom
- Enclosed Rear Garden Space With Woodland Views
- Extensive Off Road Parking & Double Garage









Five-Bedroom Detached Home with Outstanding Potential in a Prime Rutland Village Setting.

Situated in one of Rutland's most desirable villages and just moments from the breathtaking Rutland Water, this spacious five-bedroom detached home offers an exciting opportunity to create a truly exceptional family residence. With generous proportions and a flexible layout, the property is ideal for those seeking to modernise and personalise a home to suit their individual style. The village itself offers a strong sense of community and an excellent range of amenities, including a traditional pub, a well-regarded primary school, a doctors' surgery, and a convenient village shop — all just a short stroll away.

Inside, the property features a welcoming entrance hall, a bright and spacious living room that flows into a dedicated dining area, and a light-filled conservatory overlooking the rear garden. The kitchen is well appointed and offers scope to reconfigure or extend, while a separate utility room and downstairs WC provide everyday convenience. Upstairs, there are five well-proportioned bedrooms and a family bathroom, offering ample space for growing families or those needing home office options. An integral double garage completes the interior layout, adding further practicality and storage.

Outside, the home sits on a generous plot with extensive off-road parking and a front garden laid to lawn. The enclosed rear garden enjoys a peaceful woodland backdrop, providing a private and tranquil setting ideal for relaxing, entertaining, or family play. This is a rare opportunity to secure a substantial home with huge potential in a thriving village location, close to one of the East Midlands' most picturesque and desirable destinations.

About Empingham, Rutland.

Empingham is a highly sought-after village set in the heart of Rutland, England's smallest and arguably most picturesque county. Perfectly positioned just moments from the shores of Rutland Water, one of Europe's largest man-made reservoirs, the village offers a wonderful blend of countryside charm, community spirit, and convenience — making it a popular choice for families, retirees, and professionals alike. This well-served village boasts a range of essential amenities, including a thriving village shop, a highly regarded primary school, and a doctors' surgery — all within walking distance. The local pub, The White Horse, offers a warm welcome and traditional fare, while nearby market towns such as Oakham, Stamford, and Uppingham provide a broader selection of shops, restaurants, and secondary schools, including some outstanding independent options. Empingham also benefits from excellent transport links, with easy access to the A1 for commuters and a direct rail connection to London from nearby Stamford or Peterborough. Surrounded by rolling countryside and scenic walking and cycling routes, yet still well connected, Empingham is the ideal location for those seeking a peaceful rural lifestyle without compromising on accessibility. Whether you're drawn by the beauty of Rutland Water, the vibrant community, or the opportunity to enjoy village life at a gentler pace, Empingham represents a rare and rewarding place to call home.

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Total area: approx. 177.6 sq. metres (1911.2 sq. feet)

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