

Hall Close, LE15 8PE
Empingham, Oakham
£425,000

Hurfords



3



2



Awaiting



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- 3 Bedroom Character Barn Conversion
- Sought After Village of Empingham
- Large Courtyard Garden
- Allocated Parking
- Large Single Garage & Workshop
- Quiet Location
- Oil Fired Central Heating

2 Hall Close Empingham Oakham LE15 8PE

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Sympathetically converted in to a home this former barn boasts 3 bedrooms on the first floor offering 2 double rooms as well as a single. The master bedroom features plenty of fitted storage to maximise space and boasts exposed timber beams to show off the history of the home. All 3 bedrooms share the family bathroom comprising of a D-shaped bath with floor to ceiling tiles, W/C, basin & heated towel rail. In addition on this floor is an airing cupboard.

To the ground floor there is a kitchen offering a range of base and wall units with an electric hob and a double Neff oven with views to the rear garden. Just off the kitchen is a dining room, an ideal spot for when entertaining. To the right of the property is the lounge, a generous space spanning the depth of the home with double doors opening up to the garden. Set in to the fire surround is a wood burning stove for those cooler evenings in. Additionally to the left of the home is a downstairs W/C as well as further storage.

Externally to the rear is an enclosed low maintenance courtyard garden with a range of shrubs and paving for outdoor dining and drinking. To the rear of the development there is an allocated parking space as well as a generous garage with plenty of space for vehicles as well as additional storage.

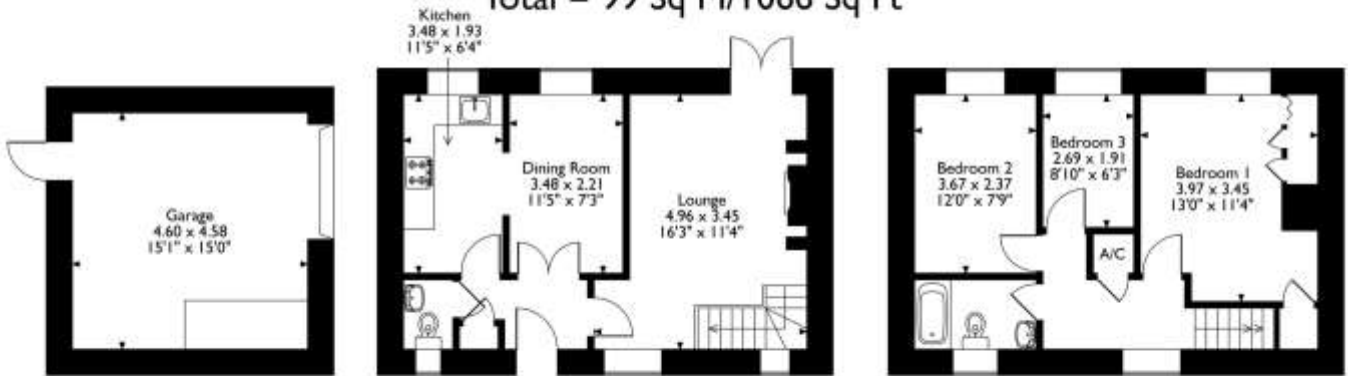
Empingham is a sought after village a short distance from Stamford and Oakham with the benefit of a village shop, pub and doctors surgery, rare in villages in this area. Viewing of this home is essential to realise its potential!



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2 Hall Close, Empingham, Oakham
 Approximate Gross Internal Area
 Main House = 78 Sq M/840 Sq Ft
 Garage = 21 Sq M/226 Sq Ft
 Total = 99 Sq M/1066 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

Kitchen 11'5" x 6'4"
 Dining Room 11'5" x 7'3"
 Lounge 16'3" x 11'4"
 Bedroom One 13'0" x 11'4"
 Bedroom Two 12'0" x 7'9"
 Bedroom Three 8'10" x 6'3"
 Garage 15'1" x 15'0"

TENURE: FREEHOLD



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38 St. Mary's Street, Stamford, Lincolnshire, PE9 2DS

stamford@hurford.co.uk

www.hurfords.co.uk

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