



Hurford's

Audit Hall Road, Empingham Oakham Freehold: £300,000



# Key Features

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- 2 Bedroom Semi Detached Home
- Amazing Opportunity to Extend
- Previous Full Planning Permission to create a Large 4 Bedroom Home
- Enclosed South Facing Garden
- 0.2 Acre Plot

This property listing offers an exciting opportunity for anyone looking to purchase a home with great potential in the sought-after village of Empingham, conveniently located near Stamford and Oakham. The house, currently a two-bedroom semi-detached property, sits on a generous plot with the benefit of previous full planning permission to extend it into a four-bedroom family home. This has now lapsed but the precedent has been set for future submissions.

Key features include:

- **\*\*Spacious Lounge:\*\*** The large lounge is enhanced by a cozy wood burning stove and double doors that open onto the garden, making it a perfect space for relaxation.
- **\*\*Kitchen and Dining Area:\*\*** The kitchen provides ample space for dining, offering a





comfortable environment for family meals.

- **\*\*Generous Entrance Hall:\*\*** A spacious hallway provides plenty of storage for coats and shoes.

- **\*\*Two Bedrooms and Family Bathroom:\*\*** The upstairs features two bedrooms, which share a family bathroom equipped with a bath, shower over, basin, and WC.

**\*\*Outdoor Space:\*\***

- The front of the property includes a large driveway with ample parking space and opportunity and a sizeable garage for storage.

- The back garden is ideal for families, with a large lawn area enclosed by mature trees and shrubs, as well as a decked area perfect for outdoor dining and entertainment. The plot size itself is 0.2 acres, ideal for creating a larger family home.

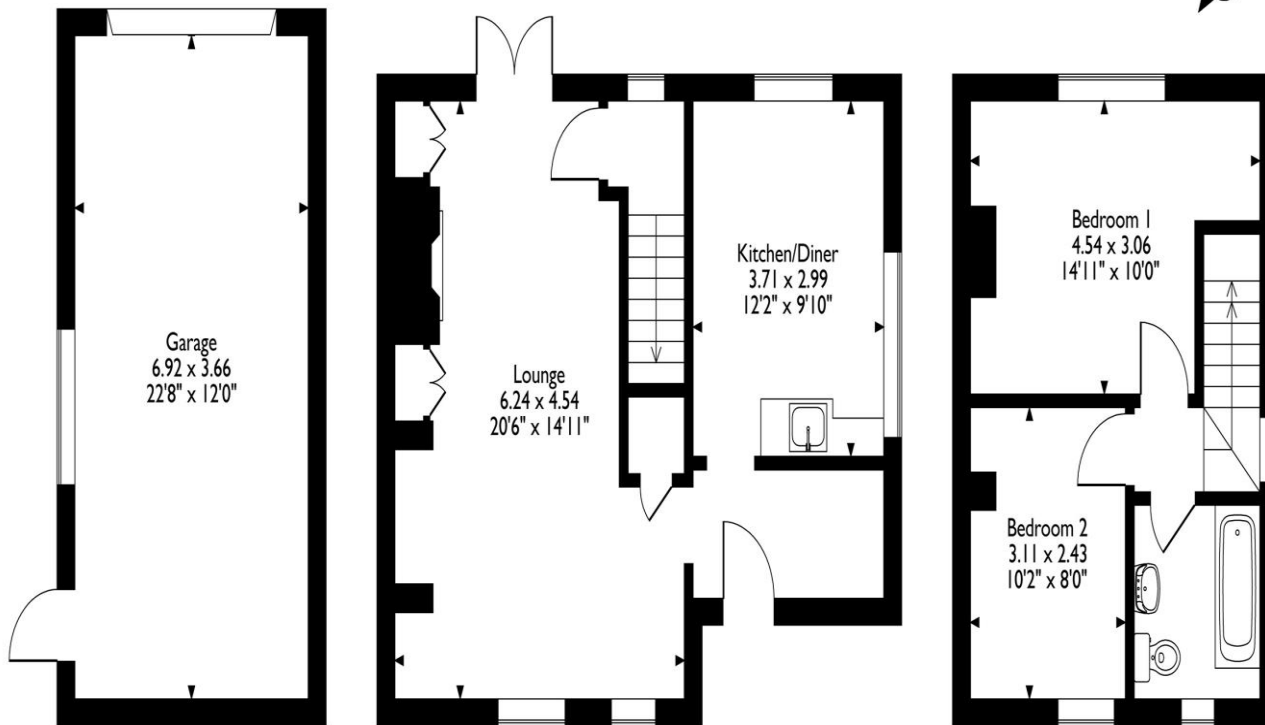
**\*\*Previous Planning Permission Details:\*\***

The granted planning permission allowed for a substantial extension, which would over double the size of the home. The planning has now lapsed but shows the president of what was achieved. Once completed, the property would have featured:

- A large open-plan kitchen/dining area.
- A generous utility room.
- A study and snug.
- Four bedrooms, including a master with an en-



9 Audit Hall Road, Empingham, Oakham  
Approximate Gross Internal Area  
Main House = 73 Sq M/785 Sq Ft  
Garage = 25 Sq M/269 Sq Ft  
Total = 98 Sq M/1054 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.

suite.

- A family bathroom upstairs and downstairs W/C.

This is a rare chance to acquire a property with significant potential in a desirable village setting. Viewing is highly recommended!



# Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

 38 St. Marys Street, STAMFORD, Lincolnshire, PE9 2DS

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

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



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