



Beckworth Grove
Empingham LE15 8PL

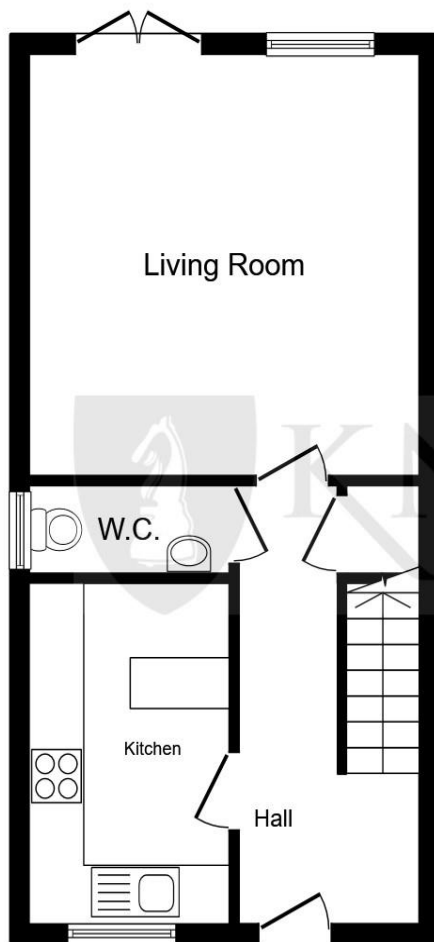


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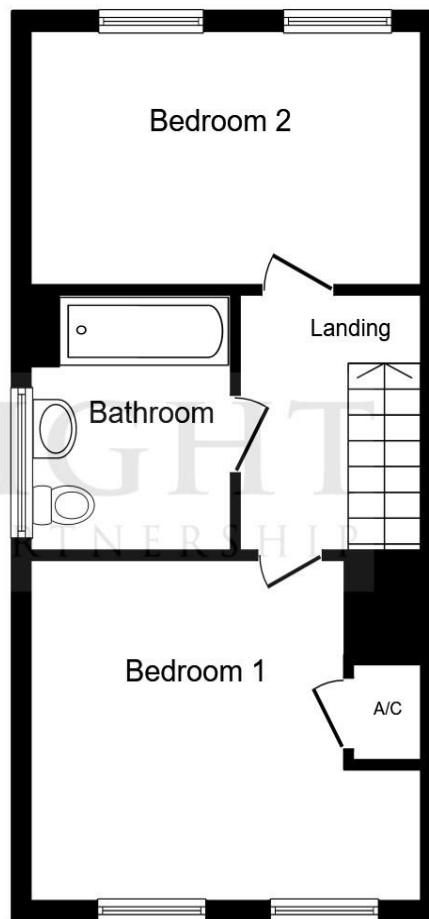
Welcome to
Beckworth Grove
Empingham

This lovely two-bedroom shared ownership home is situated in this ever sought after Rutland village, with Rutland Water on the doorstep and amenities including a village shop, primary school and pub, whilst being equidistant to the market towns of Stamford & Oakham.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

14' 1" x 11' 8" (4.29m x 3.56m)

Kitchen

11' 8" x 7' 2" (3.56m x 2.18m)

Bedroom One

14' 1" x 11' 5" (4.29m x 3.48m)

Bedroom Two

14' 1" x 8' 8" (4.29m x 2.64m)

Bathroom

6' 9" x 5' 11" (2.06m x 1.80m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Beckworth Grove Empingham Oakham

- 70% Shared Ownership Home
- Highly Sought After Rutland Village
- Close to Rutland Water
- Local Amenities
- Well-Presented Accommodation

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 311.40
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The property offers well-presented accommodation throughout briefly comprising: Entrance hall with cloakroom and leading through to the kitchen at the front. The kitchen is fitted with a range of shaker style units and has built-in appliances including a fridge freezer, an induction hob and double oven, and a washing machine, and a breakfast bar for seating. The lounge sits to the rear of the home with French doors out to the garden.

Upstairs there are two double bedrooms and the bathroom which is fitted with white suite with a shower over the bath.

Outside to the side there is a block-paved driveway with tandem parking and the rear garden is laid to lawn with a patio seating area, and two sheds for storage. Viewing is highly recommended!

Agents note: The lease was granted on 27/6/2008 for a term of 99 years. The remaining rent payable is £191.90 plus a management charge & buildings insurance. Contact branch for more details.

£168,000



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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