



Main Street,
Empingham, LE15 8PR

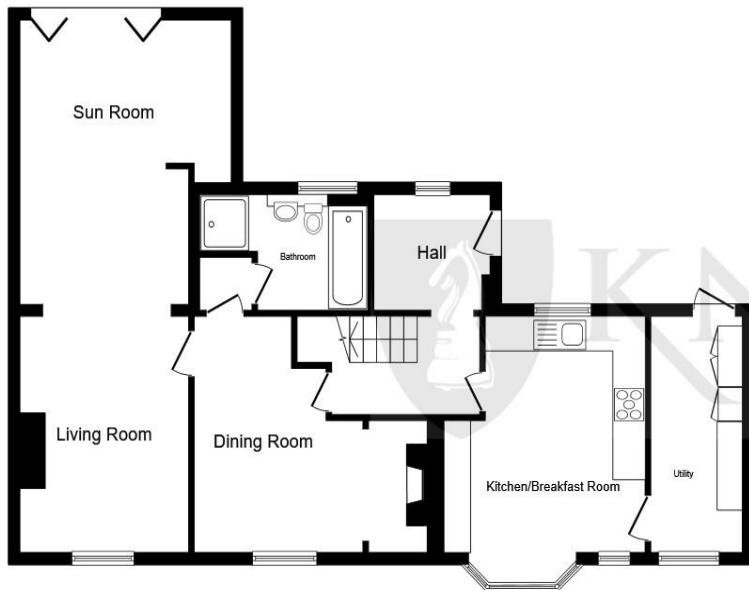


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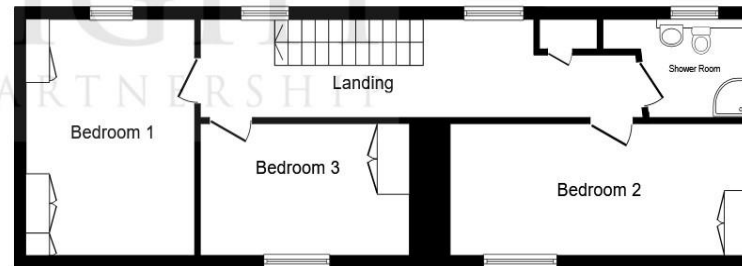
Welcome to **Main Street, Empingham**

This beautifully presented Grade II listed cottage is situated in this ever sought after Rutland village with amenities including a primary school, pub and village shop, whilst being equidistant to Stamford & Oakham and close to Rutland Water.





Ground Floor



First Floor

Entrance Hall

Kitchen

12' 5" x 13' 1" into Bay (3.78m x 3.99m into Bay)

Utility Room

13' 1" x 4' 3" (3.99m x 1.30m)

Dining Room

13' 4" x 13' 5" (4.06m x 4.09m)

Lounge and Sunroom

29' 1" x 13' 1" (8.86m x 3.99m)

Bathroom

6' x 7' 9" (1.83m x 2.36m)

Bedroom One

13' 9" x 8' 11" (4.19m x 2.72m)

Bedroom Two

16' 5" x 8' 3" (5.00m x 2.51m)

Bedroom Three

8' 2" x 8' 4" (2.49m x 2.54m)

Shower Room

7' 10" x 4' 11" (2.39m x 1.50m)

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

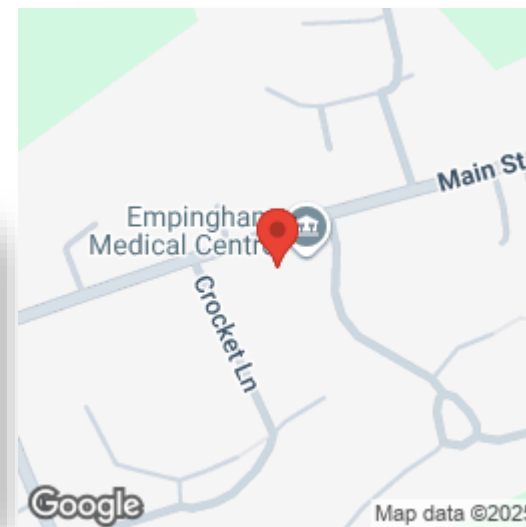
Main Street, Empingham

- Beautiful Grade II Listed Cottage
- Separate Dining Room
- Generous South Facing Garden
- Utility Room
- Bathroom & Shower Room
- Ample Block Paved Driveway & Electric Car Port
- Exposed Stone & Fireplaces

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

guide price

£650,000



Please note the marker reflects the
postcode not the actual property

 **01780 765060**

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 **knightpartnership.com**

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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Property Ref:
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