



Goldcrest Cottage, 56a Main Street, Empingham, Oakham,
LE15 8PS

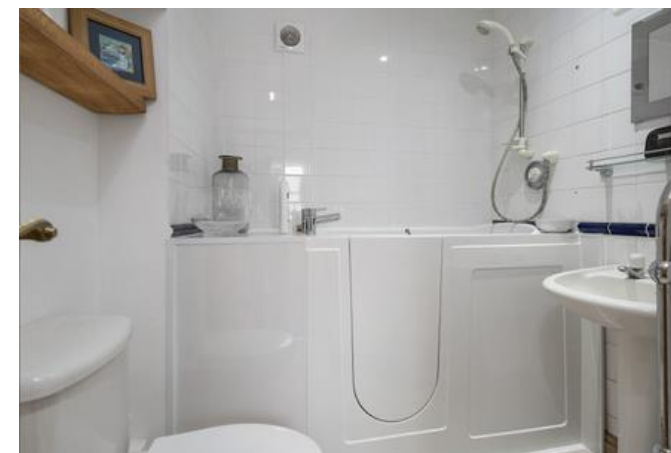
 **NEWTON FALLOWELL**



Key Features

- Modern Detached Bungalow
- Two Spacious Bedrooms
- Three Piece Bathroom
- Quiet Location In Popular Village
- Off Road Parking
- EPC Rating E
- Council Tax Band A
- Tenure : Freehold
- EPC Rating E
- Freehold

Guide price £270,000





****GUIDE PRICE £270,000 – £280,000****

Goldcrest Cottage is located in the sought-after village of Empingham, just a short drive away from the charming market town centers of Oakham and Stamford. This delightful bungalow presents a picturesque view of the surrounding countryside from the front, and it is in excellent condition throughout. The property comprises a living room, kitchen, conservatory, bathroom, and two spacious double bedrooms. Given its desirability, we expect this home to be in high demand, so it is essential to arrange an internal viewing as soon as possible.

Upon entering the property, the front porch provides a convenient space to store shoes and coats. The porch leads you into the inviting living room which provides access to all the living areas and both double bedrooms. The rear bedroom offers a cozy setting, while the front bedroom provides a charming view. An open doorway from the living room leads into the well-equipped kitchen, featuring a range of modern floor-to-wall base units. The bright and airy conservatory is generously proportioned and offers captivating views of the front aspect. Completing the accommodation is a three-piece bathroom, including a walk-in bath.

Externally, the property is meticulously maintained and requires minimal upkeep. A gated gravelled driveway provides ample parking space for multiple vehicles. Additionally, there is a south-facing patio area that allows you to indulge in the breathtaking views of the rolling countryside.

Entrance Porch 1.70m x 1.12m (5'7" x 3'8")

Living Room 3.81m x 2.77m (12'6" x 9'1")

Kitchen 2.82m x 2.06m (9'4" x 6'10")

Bedroom One 4.90m x 2.13m (16'1" x 7'0")

Storage Cupboard 2.13m x 0.99m (7'0" x 3'2")

Bedroom Two 3.56m x 2.97m (11'8" x 9'8")

Bathroom 2.29m x 1.73m (7'6" x 5'8")

Conservatory 5.13m x 2.46m (16'10" x 8'1")

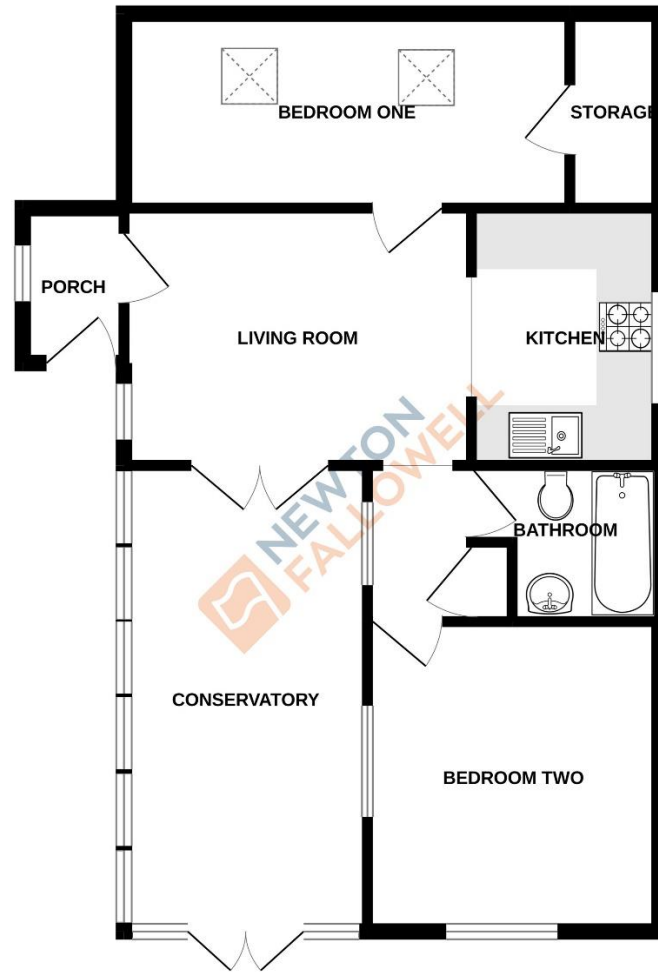
Empingham Village

Empingham is an extremely popular village within Rutland, primarily due to its proximity to Rutland Water, known mostly for being at the 'dam' end of the reservoir but also due to it being central to both Oakham, Stamford, and a short drive to access the A1.

The historical village has much to offer with a village shop, the White Horse Public House, hairdressers, GP surgery, primary school, preschool, village hall, community library, Methodist church, and St Peter's (Church of England).

The village has a thriving community with events and social clubs throughout the year.

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.