



6 Church Street, Empingham, Oakham, LE15 8PN

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Detached Family Home
- Four Double Bedrooms
- Open Plan Kitchen, Living & Dining Area
- Two Further Reception Rooms
- Four Piece Bathroom & Two En-Suite Shower Rooms
- Recently Refurbished to an Impeccable Standard Throughout
- Wrap Around Plot with Outbuilding, Double Garage & Driveway

£1,100,000





Nestled in the heart of the picturesque village of Empingham, just a stone's throw from the shores of Rutland Water, this striking detached family home offers expansive accommodation across two floors. Recently extended and tastefully developed to an impeccable standard over the last 18 months, this unique home showcases an array of impressive features, including an open-plan kitchen, living, and dining area, two additional reception rooms, four double bedrooms, two en-suite shower rooms, and a luxury four-piece family bathroom. The property occupies an elevated, wrap-around plot in the village, with driveway parking, a double garage, and a separate outbuilding, perfect as a home office. Empingham is a highly regarded village in Rutland, offering a wealth of amenities and easy access to Oakham, Stamford, and Peterborough. An internal viewing is highly recommended to appreciate this exceptional property fully.

As you approach the property, an oak-framed porch provides covered access to the entrance. Inside, the spacious entrance hall is filled with natural light and offers a versatile space that can serve as a dining hall or sitting area, depending on individual requirements. The hall features an oak staircase leading to the first floor, with doors off to the ground-floor accommodation, including a convenient downstairs WC and boiler room. From the entrance hall, glazed double doors open into the living room, where an eye-catching feature fireplace with a multi-fuel stove and a large window looking over the front garden creates a warm and inviting atmosphere. Continuing from the hall, you'll find a second reception room with double doors leading out to the garden along with a ground-floor bedroom complete with fitted wardrobes and a three-piece en-suite shower room, also offering double doors to the rear garden. The superb open-plan kitchen, dining, and living area, thoughtfully designed by the current owners, completes the ground floor, providing an abundance of space while maintaining the practicalities required of a modern kitchen. The

kitchen is fitted with a range of wall and base units, a central island, and built-in appliances, all lifted by natural light streaming in through windows and patio doors to the garden. A utility room, accessed from the kitchen, completes the ground floor. Upstairs, the oak staircase leads to three generous bedrooms and a luxurious four-piece family bathroom. The main bedroom features dual-aspect windows, built-in wardrobes, and a three-piece en-suite shower room, while the guest bedroom boasts a walk-in wardrobe and dressing area. The bathrooms throughout the property have been finished to an impeccable standard.

The property enjoys a private, wrap-around plot in the heart of Empingham. A block-paved driveway offers off-road parking for several vehicles and leads to an integral double garage with an electric roller door. The garden features a variety of seating areas, along with planted borders and raised beds, perfect for outdoor enjoyment. An early internal viewing is recommended to avoid missing out on this delightful home.



Entrance Hall 4.9m x 6m (16'1" x 19'8")

Living Room 3.83m x 5.96m (12'7" x 19'7")

Sitting Room 3.33m x 3.69m (10'11" x 12'1")

Downstairs WC 1.34m x 1.96m (4'5" x 6'5")

Plant Room 1.13m x 1.96m (3'8" x 6'5")

Bedroom Two 2.98m x 5.98m (9'10" x 19'6" 11")

En-Suite 1.56m x 1.94m (5'1" x 6'5")

Kitchen, Living & Dining Area 5.3m x 6.76m (17'5" x 22'2")

Utility Room 1.36m x 1.86m (4'6" x 6'1")

First Floor Landing 2.85m x 4.42m (9'5" x 14'6")

Bedroom One 5.06m x 5.43m (16'7" x 17'10")

En-Suite 1.6m x 3.03m (5'2" x 9'11")

Bedroom Four 2.94m x 3.03m (9'7" x 9'11")

Family Bathroom 3.32m x 4.42m (10'11" x 14'6")

Bedroom Three 3.9m x 5.91m (12'10" x 19'5")

Dressing Area 2.26m x 3.77m (7'5" x 12'5")

Double Garage 5.27m x 5.95m (17'4" x 19'6")

Outbuilding / Home Office 1.79m x 4.29m (5'11" x 14'1")





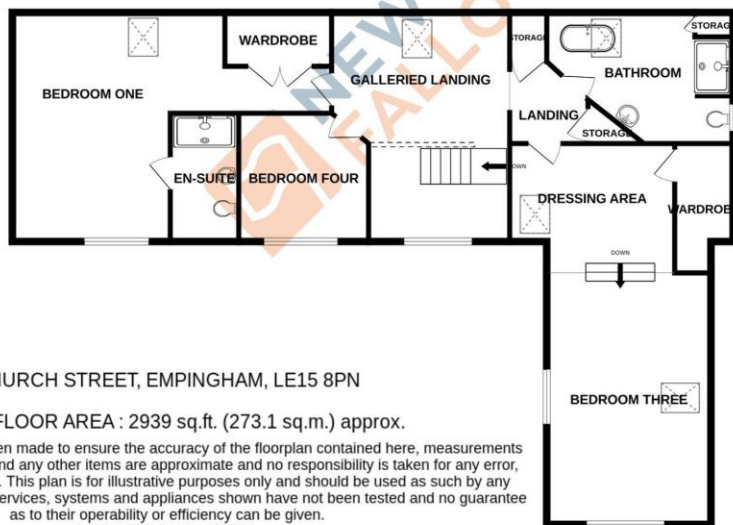
OUTBUILDING
83 sq.ft. (7.7 sq.m.) approx.

HOME OFFICE /
OUTBUILDING

GROUND FLOOR
1577 sq.ft. (146.5 sq.m.) approx.



1ST FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



CHURCH STREET, EMPINGHAM, LE15 8PN

TOTAL FLOOR AREA : 2939 sq.ft. (273.1 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 | | 84 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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.