



2 Loves Lane, Empingham, Oakham, LE15 8PP

 **NEWTON FALLOWELL**

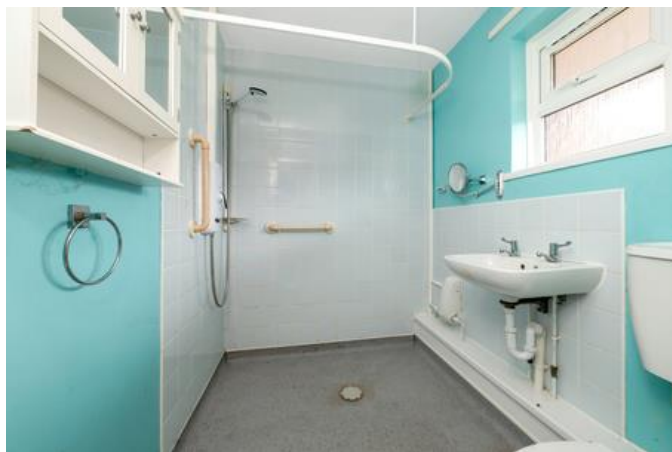


Key Features

- End Of Terrace Bungalow
- One Double Bedroom
- Spacious Plot With An Enclosed Rear Garden
- Separate Lounge + Kitchen
- Wet Room
- Requires Refurbishment
- Ideal Project
- NO CHAIN
- EPC Rating E

£190,000





Located in the highly desirable village of Empingham stands this one-bedroom end-of-terrace bungalow that requires a scheme of refurbishment. The property sits on a good-sized plot with an enclosed rear garden and offers easy access to the village. The accommodation briefly comprises an entrance hall, kitchen, living room, wet room and one double bedroom. CALL TO VIEW!

Entering via the front door leads into the entrance hall where doors grant access to the kitchen, living room, bedroom & wet room. The fitted kitchen is located to the front of the property and boasts worktops with a rolled edge, tiled splash backs, cupboards at base and eye level + draws, inset stainless steel sink and drainer + mixer tap, space and plumbing for a washing machine, double glazed window to the front aspect and an access door to the front of the property. The living room is located behind the kitchen and features a window to the rear aspect, a storage cupboard, and an access door to the rear garden. Accessed via the entrance hall is the bedroom that boasts a window to the rear aspect and completing the internal accommodation is the useful wet room that offers a fully tiled shower area, free hanging wash hand basin, and a close coupled W.C.

Externally the property sits on a good-sized plot with an enclosed rear garden and a low-maintenance frontage.

Entrance Hall 1.81m x 1.49m (5'11" x 4'11")

Kitchen 3.99m x 2.17m (13'1" x 7'1")

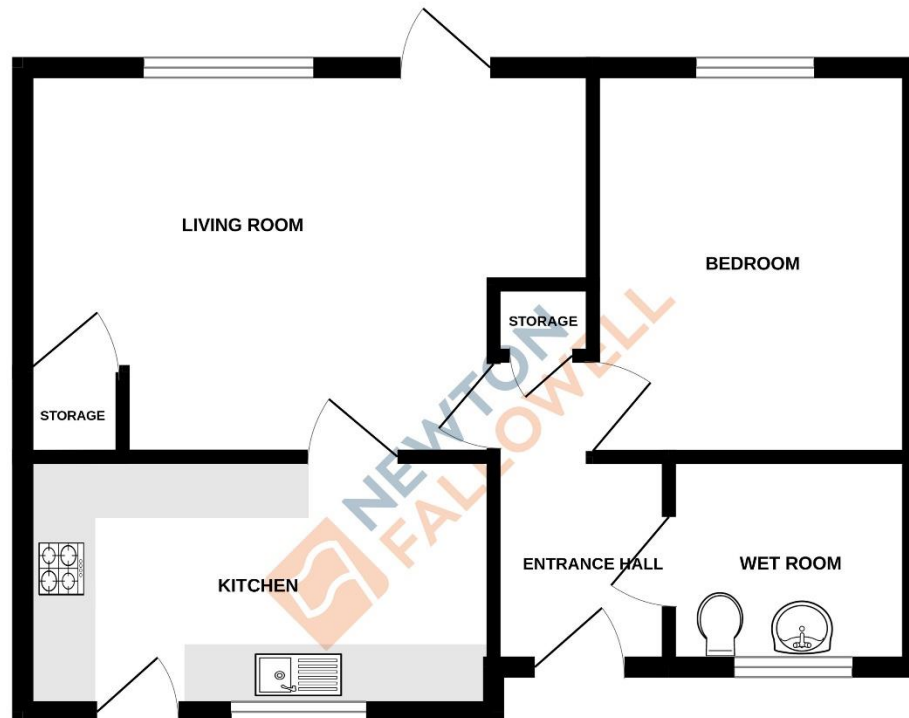
Lounge 4.83m x 3.28m (15'10" x 10'10")

Shower Room 2.06m x 1.67m (6'10" x 5'6")

Bedroom 3.81m x 2.71m (12'6" x 8'11")

Empingham lies in the Gwash Valley, very near the eastern end of Rutland Water. When the dam was under construction in the early 1970s archaeological excavations confirmed that this area had been occupied for many centuries. Discoveries included traces of an Iron Age settlement, two Romano-British farming settlements and Anglo-Saxon cemeteries. The most enduring legacy the Saxons left to Empingham was its name. The ending 'ingham' denotes one of the earlier settlements, older than those with 'ham' and 'ton' endings. So Empingham was the home of the 'ing' or clan of Empa. From then on it was known as Epingham (11th century), Empingeham (12th century), Hempingham, and Amplingeham, before finally becoming Empingham.

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



LOVES LANE, EMPINGHAM LE158PP

TOTAL FLOOR AREA : 430 sq.ft. (39.9 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		88 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

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.