



9 Bayleys Close, Empingham, Oakham, LE15 8PJ

 **NEWTON FALLOWELL**

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Key Features

- Immaculately Presented Three-Bedroom Terraced Home in Empingham Village
- Available as a 40% Shared Ownership Property – Ideal for First-Time Buyers
- Spacious Open-Plan Lounge and Dining Area with Modern Décor
- Contemporary Kitchen with Direct Access to Rear Garden
- Three Well-Proportioned Bedrooms
- Fully Enclosed, Easy-Maintenance Rear Garden Perfect for Outdoor Living
- Allocated Off-Street Parking Space for Convenience
- Prime Empingham Location Near Rutland Water and Empingham C of E Primary School
- Leasehold

40% Shared ownership £104,000





Situated in the highly sought-after village of Empingham, this beautifully presented three-bedroom terraced home offers a superb opportunity to purchase a 40% shared ownership property – ideal for first-time buyers or those seeking modern village living at an affordable level.

The ground floor features a welcoming entrance hall leading into a bright and spacious open-plan lounge/dining area, perfect for both relaxing and entertaining. To the rear, a stylish kitchen provides modern fittings, ample storage, and direct access to the enclosed rear garden, ideal for outdoor dining or enjoying the peaceful surroundings. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms, and a contemporary family bathroom, providing a fresh and modern feel.

Externally, the property enjoys a fully enclosed rear garden offering privacy and easy maintenance, along with two allocated parking spaces.

Located in the heart of Empingham, the property benefits from the village's welcoming community and excellent local amenities, including a shop, pub, and the well-regarded Empingham Church of England Primary School. The village also offers convenient access to Rutland Water and is just a short drive from the popular market towns of Oakham and Stamford, both offering a wider range of shops, schools, and transport links. With modern presentation throughout and a picturesque setting, this home perfectly balances comfort, convenience, and countryside charm.





Room Measurements

Entrance Hall 1.76m x 1.29m (5'10" x 4'2")

Lounge/Diner 5.81m x 4.01m (19'1" x 13'2")

Kitchen 3.71m x 2.7m (12'2" x 8'11")

WC 2.7m x 1.28m (8'11" x 4'2")

Bedroom One 4.42m x 2.78m (14'6" x 9'1")

Bedroom Two 4.1m x 2.78m (13'6" x 9'1")

Bedroom Three 2.59m x 2.21m (8'6" x 7'4")

Bathroom 2.59m x 2.21m (8'6" x 7'4")



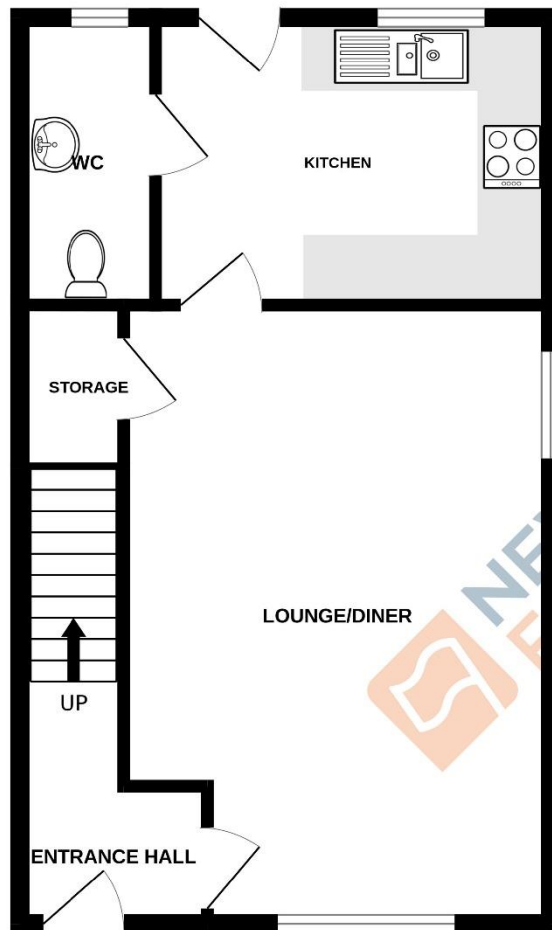
Shared Ownership Information

A 99 year lease was granted in October 2018. The seller currently owns a 40% share of the property and pays rent of £404.21 monthly on the remaining 60% share to Amplius. The property is also liable to pay a monthly charge which equates to £36.61 per month to cover the service charge, buildings insurance and management fee. The Shared Ownership scheme does allow purchasers to buy an increased share in the property, subject to affordability and application approval.

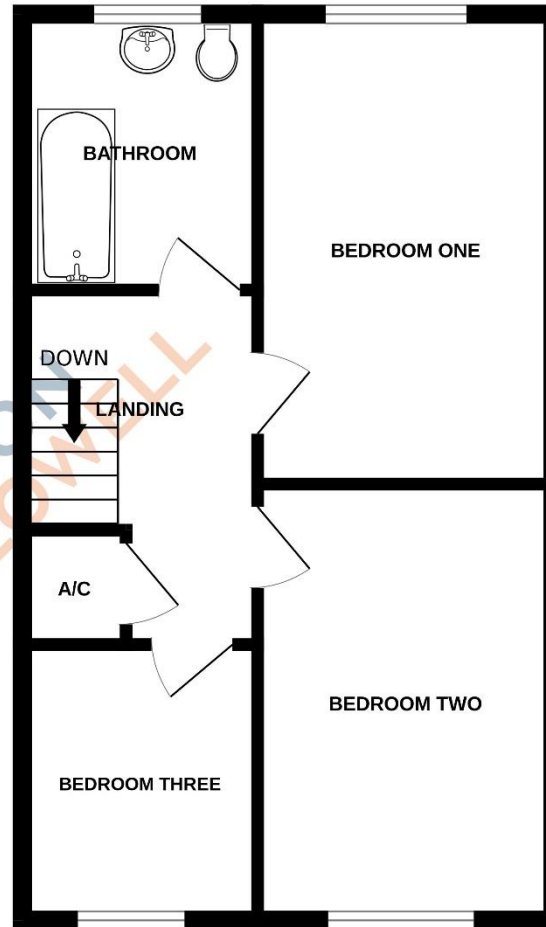




GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



BAYLEYS CLOSE, EMPINGHAM, OAKHAM, LE15 8PJ

TOTAL FLOOR AREA : 914 sq.ft. (84.9 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		116 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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 £62 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.