



 **SPREY** Crocket Lane, Empingham
PROPERTY Asking Price Of £725,000





This beautiful four bedroom detached home, situated in an elevated position, in the sought after Rutland village of Empingham, well-placed for amenities, road and rail links as well as a varied choice of both private and state-run schools within a short distance.

The current owners have maintained and enhanced their family home over the years and it now offers the best of both worlds with two reception rooms, conservatory, also that all-important modern feel breakfast kitchen, utility and downstairs w/c.

To the first floor are four spacious bedrooms, bedroom four is currently used as a study and the principal bedroom with a refitted en-suite shower room and to complete the floor is a family bathroom.

The mature gardens have been greatly tended and stocked with shrubs, herbaceous and fruit trees. With zoned areas offering a private sun terrace and lawn area. There is also a sun house to the top of the garden along with storage shed. To the front is a driveway for several cars and access to a double garage. Side gates access is available to both sides of the house.





TENURE: Freehold

All Mains Connected

EPC: TBC

COUNCIL TAX: F







ENTRANCE HALL:

LIVING ROOM: 6.20m x 3.51m (20'4" x 11'6")

DINING ROOM: 3.82m x 3.21m (12'6" x 10'6")

CONSERVATORY: 3.19m x 4.01m (10'5" x 13'2")

KITCHEN/BREAKFAST ROOM: 3.82m x 3.08m (12'6" x 10'1")

UTILITY: 2.28m x 2.20m (7'6" x 7'3")

CLOAKROOM:

LANDING:

BEDROOM ONE: 4.04m x 3.51m (13'3" x 11'6")

ENSUITE:

BEDROOM TWO: 4.04m x 3.23m (13'3" x 10'7")

BEDROOM THREE: 4.04m x 2.59m (13'3" x 8'6")

BEDROOM FOUR: 2.06m x 3.51m (6'9" x 11'6")

BATHROOM: 2.06m x 2.31m (6'9" x 7'7")

DOUBLE GARAGE: 4.29m x 5.01m (14'1" x 16'5")





Crocket Lane, Empingham



VILLAGE LIFE Empingham is a highly desirable village within the county of Rutland, being positioned between Oakham and Stamford - the two most popular market towns in the area. The village has a vibrant community feel and offers a range of fantastic amenities including a public house, village store, doctors' surgery, active village hall, church and primary school and lots more.

EPC TBC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements