



 **SPREY** Willoughby Drive, Empingham
PROPERTY Asking Price of £565,000





This late 1960s detached property is located on a quiet, tree-lined drive with good spacing between homes. It has been a family home for 43 years and sits on a generous plot.

The south-facing garden is enclosed and not overlooked, backing onto the grounds of a manor house. Measuring approximately 70 feet by 70 feet, it is laid to lawn with herbaceous borders and mature trees at the rear. There are patio areas to the side and back of the house, as well as a sunken seating area at the bottom of the garden. A summerhouse is positioned on the right side, and a large shed is tucked away on the left, ideal for garden storage.

The kitchen overlooks the garden and includes a full range of units and a breakfast bar. A door leads to the utility room, which was extended by the current owner and has patio doors to the garden. The oil-fired boiler, located in the utility room, was installed 18 months ago and has been recently serviced.

The hallway provides access to various parts of the house. To the right, glazed double doors lead into the dining room, which was converted from one of the original garages. Opposite the dining room is a cloakroom and an open understairs area.

To the left of the hallway is the reception room, which runs the full width of the house. It has patio doors leading to the garden and features a multi-fuel burner installed 18 months ago. At 26 feet long, the room offers flexible space.





Stairs from the hallway lead to a wide landing. The stair and landing carpets are relatively new. Upstairs, there is a modern family shower room and five bedrooms.

The main bedroom includes a built-in double cupboard and a wash basin. Bedroom two is a double room with views of the garden. Bedroom three is another double with a large built-in cupboard and a front aspect. Bedrooms four and five have been combined into one larger room but could be separated again. There is potential to add an en-suite.

Outside, the property has a single garage with a side window and electric door, currently used for storage. A side gate next to the garage provides access to a passage for bins and leads to the garden. The block-paved driveway can accommodate up to five cars, with the remaining front area laid to lawn and flowerbeds.

Tenure: Freehold
Oil Central Heating
Council Tax: Band E
EPC: Rating D







PORCH

ENTRANCE HALL 16' x 6' 2" (4.88m x 1.88m)

LIVING ROOM 25' 6" x 12' 8" (7.77m x 3.86m)

KITCHEN/BREAKFAST ROOM 9' 1" x 15' (2.77m x 4.57m)

DINING ROOM 15' 8" x 8' (4.78m x 2.44m)

UTILITY ROOM 12' 10" x 7' 8" (3.91m x 2.34m)

CLOAKROOM 4' 2" x 8' (1.27m x 2.44m)

LANDING

BEDROOM ONE 12' 9" x 12' 8" (3.89m x 3.86m)

BEDROOM TWO 10' x 12' 1" (3.05m x 3.68m)

BEDROOM THREE 12' 5" x 10' (3.78m x 3.05m)

BEDROOM FOUR 15' 2" x 8' 9" (4.62m x 2.67m)

SHOWER ROOM 5' 5" x 8' 10" (1.65m x 2.69m)

EXTERIOR

GARDENS

DRIVEWAY

GARAGE

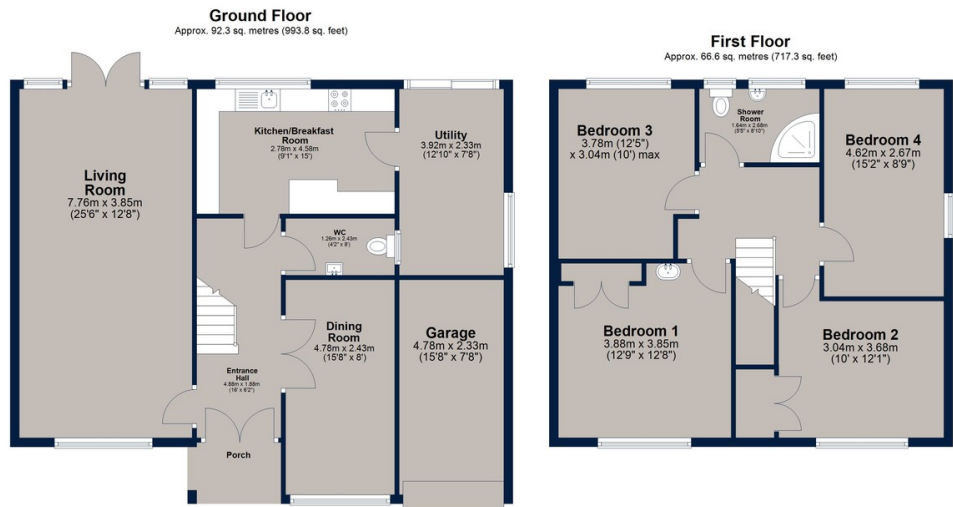
IMPORTANT INFORMATION

Under The Consumer Protection from Unfair Trading Regulations 2008 any Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide.



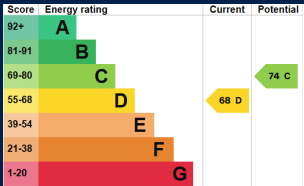


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Total area: approx. 159.0 sq. metres (1711.0 sq. feet)
This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Empingham is a picturesque Conservation Village, ideally situated almost midway between the market towns of Stamford (six miles) and Oakham (five miles), both of which are easily accessible with regular bus services. The village enjoys a strong sense of community and offers excellent local amenities, including a well-regarded village shop, primary school, doctor's surgery and a popular public house. Recreational pursuits are well catered for, with thriving cricket and bowls clubs, while Rutland Water, just over a mile away, provides a wealth of outdoor activities such as sailing, windsurfing, fishing, bird watching and scenic walking routes. Empingham is also superbly placed for access to highly regarded independent schools in Oakham, Stamford and Uppingham (nine miles). For commuters, Peterborough station (18 miles) offers fast rail services to London King's Cross and Cambridge in as little as 50 minutes.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



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