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Beautiful Grade II listed stone and thatched cottage situated in the sought after village of Empingham.

- Thatched Cottage
- Grade II Listed
- Character Features
- Three Reception Rooms
- Four Bedrooms
- Master Bedroom With Ensuite
- Enclosed Walled Rear Garden
- Off Road Parking
- Garage
- Sought After Location

## Church Street, Empingham, LE15 8PN

Beautiful Grade II listed stone and thatched cottage situated in the sought after village of Empingham. The property offers plenty of character features which include solid oak beams, a wood burner, latch-handled windows and tongue & groove panelled doors.

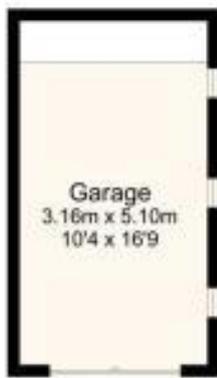
On the ground floor, the front door opens into the Hall with solid oak beams, a tiled floor and the stairs to the first floor with doors leading to the main reception areas. The sitting room has an inglenook fireplace with a window to the front and French doors leading to the rear outside garden terraced area. To the other side of the entrance hall is the kitchen fitted with a range of units with solid oak work surfaces. A traditional Belfast sink with mixer tap sits beneath the window next to a Rayburn gas AGA. Just off the kitchen is the breakfast room which provides additional French door access to the garden terraced area and access to the utility and cloakroom. Also leading off the kitchen is the dining room with bay window. To the first floor the landing provides access to each of the properties three bedrooms and bathroom. The main bedroom with ensuite bathroom has two sets of built in storage cupboards. Ensuite with a bath, WC and wash hand basin.

The rear garden is edged with stone walls and well established shrubs and trees and small outbuilding. The large private terrace overlooks the lawn, with a side gate leading to the gravelled driveway and single garage. A front garden provides side access to the rear and is also superbly well stocked with trees and shrubs.

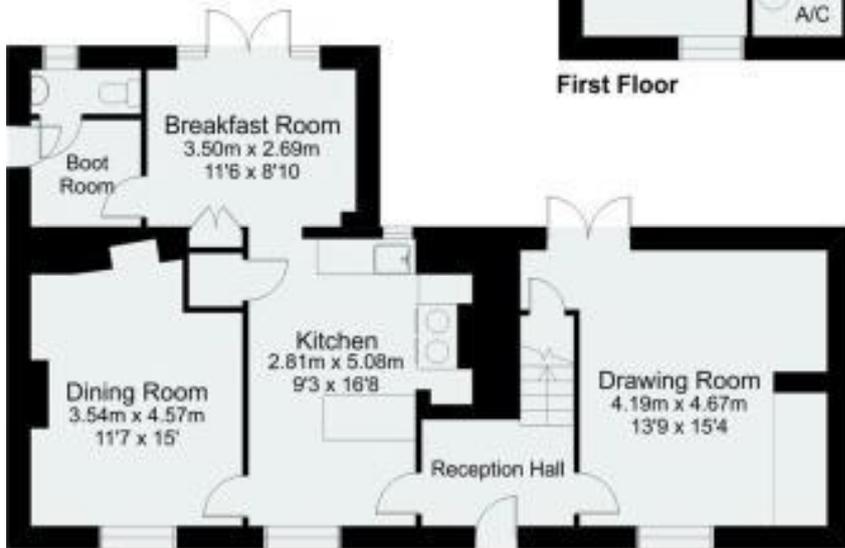




For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)



First Floor



Ground Floor

**Total Approx Gross Internal Floor Area = 163 Sq/m - 1755 Sq/ft**

For Identification Purposes Only - Not To Scale  
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