



## Dovecote Place, Empingham

Situated within a modern development in the popular village of Empingham is this well presented three bedroom semi detached home. Please note this property is 50% Shared Ownership.



### FEATURES

- Semi Detached Property In A Prime Location
- 50% Shared Ownership
- Utility Room
- Three Bedrooms
- South Facing Garden
- Off Road Parking
- Sought After Village Location



## FULL DESCRIPTION

The accommodation comprises: spacious entrance hall with stairs to the first floor, bright and airy lounge dining room with under-stairs cupboard, leading through to the kitchen with a range of integrated appliances, with a door leading out to the rear garden. Just off the kitchen is the utility space and cloakroom. To the first floor there are three good sized bedrooms, an airing cupboard and the family bathroom with shower over the bath.

Outside to the front is the driveway providing off road parking for two cars, with gated side access to the rear south facing garden, mainly laid to lawn with patio area, and garden shed.

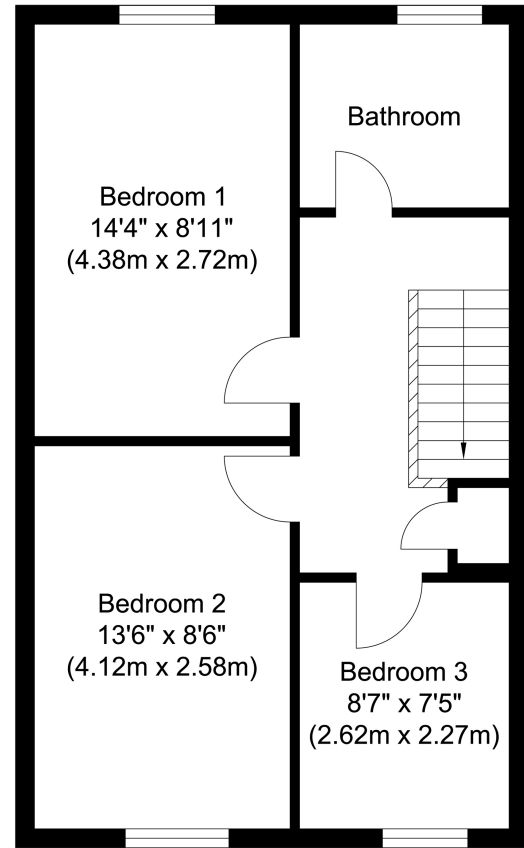
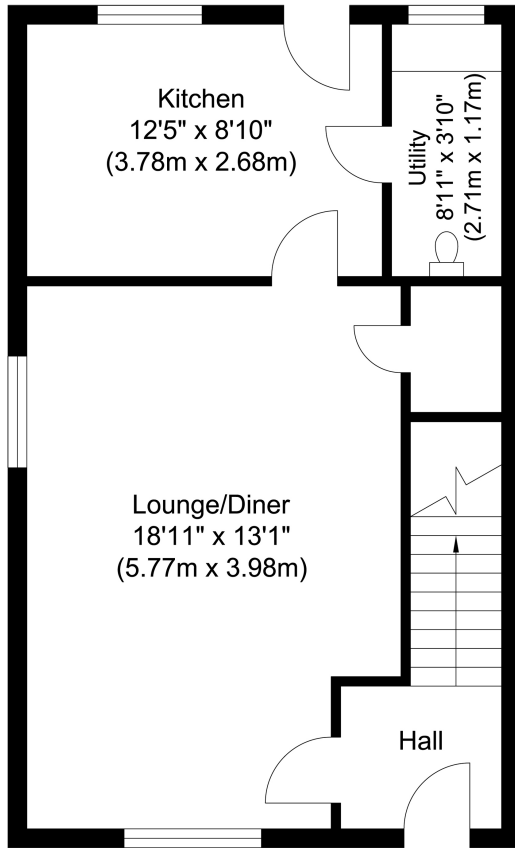
Empingham is one of the most sought-after villages nestled within the Rutland countryside, just a stone's throw from the renowned Rutland Water with its many outdoor pursuits and nature trails. The village itself offers fantastic amenities including a village store, pub, doctors surgery, primary school and active village hall. Further amenities can be found in the nearby market towns of Oakham and Stamford, both incredibly popular for their many facilities and excellent schooling including the independent Stamford Endowed Schools and Oakham School. The area is well connected by road, with the A1 located less than four miles away, giving easy access to both Peterborough and Grantham train stations with mainline trains to London in approximately one hour.



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Ground Floor  
Approximate Floor Area  
464.78 sq. ft  
(43.18 sq. m)

First Floor  
Approximate Floor Area  
464.78 sq. ft  
(43.18 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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**EPC RATING**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			116
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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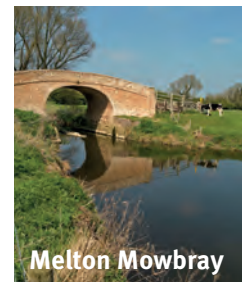
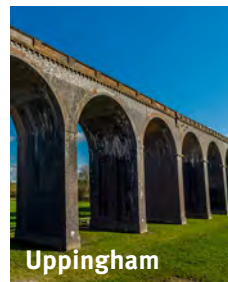
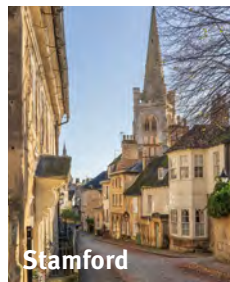
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