

The #1 Agent in the area bringing London & out of area buyers to your door



- Large Detached Family Home
- Over 2000sqft Of Accommodation
- Detached Stone Outbuilding/Home Office
- Large Driveway & Garage
- Sought After Rutland Village Location
- Recently Renovated To High Standard
- Four Bedrooms, Three Bathrooms
- Large Open Plan Living Kitchen
- Private Enclosed Garden
- High Energy Performance Rating B



## Springwell House, Empingham, LE15 8PH

Springwell House is an attractive detached family home, situated in one of the most sought after villages within the Rutland countryside in equal distance of the popular market towns of Oakham and Stamford.

Having been both extended and renovated to a high standard throughout, this spacious home offers immaculately presented accommodation expanding to over 2000sqft. In addition to the internal accommodation, the property also boasts a detached stone outbuilding which has been converted to a home office, with potential for further development to give a self-contained annexe STPP. The property is has been renovated with energy efficiency in mind, with Photovoltaic solar panels (with the benefit of their feed-in tariff), demonstrated by its high EPC rating of B.

The accommodation comprises an entrance porch opening into a hallway with cloakroom, a light dual-aspect sitting room with wood burner and French double doors onto the garden, study, and spacious utility room. The open plan dining area and extended living kitchen offers fantastic entertaining space, with a central island, breakfast bar with skylight above and full bifold doors opening onto the garden terrace. The first floor offers a large master bedroom with a Juliet balcony overlooking the garden and newly fitted ensuite shower room. There is a second double guest bedroom also with ensuite shower room, two further good size bedrooms and main family bathroom.

Externally, the property offers a large driveway with ample parking for several cars and space for a motorhome/caravan etc. There is also an integral single garage. To the rear, the delightful private garden is enclosed by mature hedging and a variety of mixed fruit trees, with a large area of lawn, two patio areas to enjoy alfresco dining and a Breeze House garden room which is perfect for entertaining.

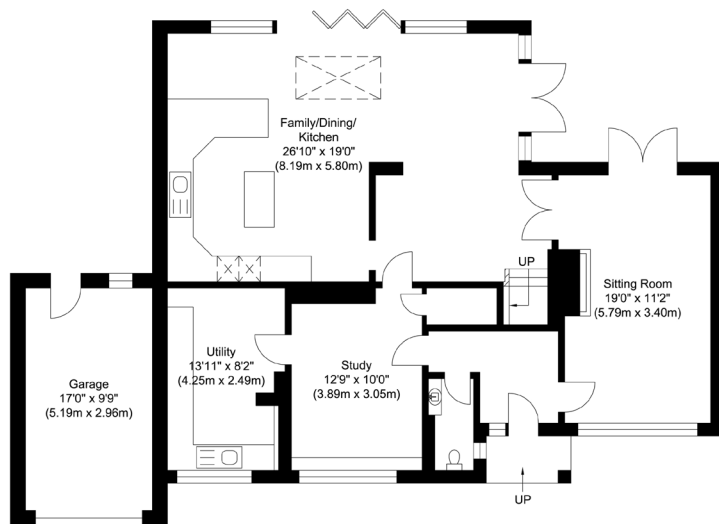
Empingham is a highly sought-after village with excellent amenities including a village store, pub, doctors surgery, primary school and active village hall. Further amenities can be found in the nearby market towns of Oakham and Stamford, both incredibly popular for their many facilities and excellent 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.



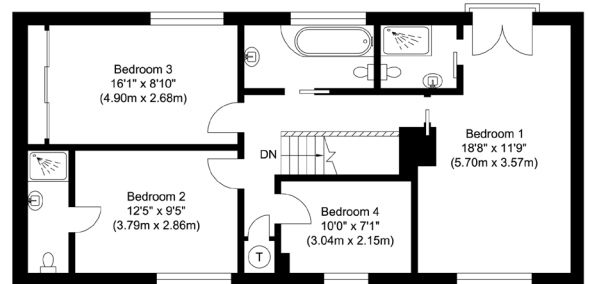




For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)



Ground Floor  
Approximate Floor Area  
1347.21 sq. ft  
(125.16 sq. m)



First Floor  
Approximate Floor Area  
789.53 sq. ft  
(73.35 sq. m)



Outbuilding  
Approximate Floor Area  
106.56 sq. ft  
(9.90 sq. m)



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

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