



Audit Hall Road, Empingham

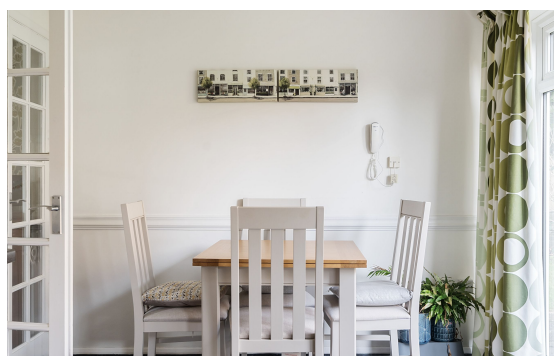
Charming Three-Bedroom Village Home in the
Heart of Empingham
Nestled in the picturesque village of Empingham

FEATURES

- Three Bedroom Village Home
- Popular Village Location
- Potential to Extend STPP
- Kitchen Diner
- Off Road Parking & Garage
- Enclose, Private Rear Garden
- NO ONWARD CHAIN



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ACCOMMODATION

Upon entering, the ground floor comprises an entrance hall, a spacious reception room, perfect for relaxing or entertaining, and a generously proportioned kitchen with ample space for dining. The first floor offers three bedrooms, including two well-sized doubles, and a family bathroom.

For those with an eye for opportunity, the property presents potential to extend (subject to the necessary planning permissions). This property offers countryside living at its best, within easy reach of local amenities and the outdoor pursuits of Rutland Water. Viewing is highly recommended to appreciate all that this home has to offer!

To book a viewing call our area experts

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EXTERNAL

The home benefits from a charming walled garden, providing a secure and private outdoor space to enjoy. In addition, the detached garage and driveway offer excellent storage and parking options.

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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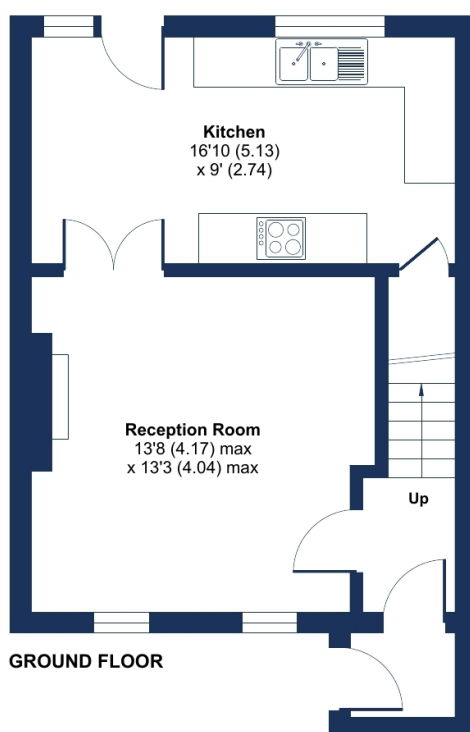
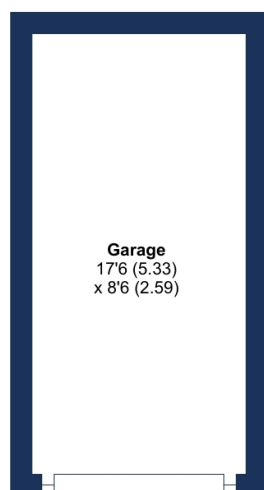
Audit Hall Road, Empingham, Oakham, LE15

Approximate Area = 786 sq ft / 73 sq m

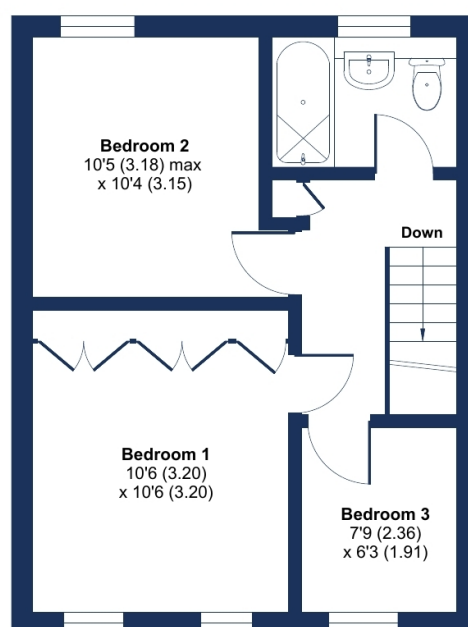
Garage = 149 sq ft / 13.8 sq m

Total = 935 sq ft / 86.8 sq m

For identification only - Not to scale



GROUND FLOOR



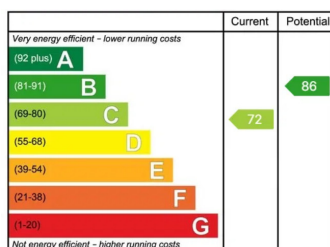
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Moores Estate Agents. REF: 1213875



EPC RATING



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