



Church Street, Empingham

Nestled within the desirable village of Empingham, just moments from Rutland Water, this immaculately presented three-bedroom detached home offers generous living space, modern interiors, scope to extend and an exceptional south-facing garden occupying a 0.25 Acre plot

FEATURES

- Scope To Extend
- Rutland Water Village
- Three Bedroom Detached Property
- 0.25 Acre Plot
- Off Road Parking
- Modernised Throughout
- Integrated Garage





ACCOMMODATION

With an internal area of approximately 1,709 sq. ft (plus an integral garage), the property has been thoughtfully updated to provide a bright and contemporary feel throughout.

The ground floor boasts a welcoming hallway leading to a spacious reception room with a wood-burning stove, a formal dining room, and a stylish kitchen/breakfast room complete with quality cabinetry, quartz worktops and a range cooker.

A light-filled conservatory opens out to a beautifully landscaped garden, creating a seamless indoor-outdoor lifestyle. Additional ground floor conveniences include a utility room, WC, and internal access to the large garage.

Upstairs, the home offers three well-proportioned bedrooms, including a superb principal bedroom with garden views and the potential to incorporate an en-suite bathroom. A separate utility/boiler room and spacious contemporary family bathroom with free standing bath and walk in wet room shower complete the upper floor.

To book a viewing call our area experts

www.mooresestateagents.com

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
 A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com



EXTERNAL

Outside, the rear garden is a standout feature — an extensive, 0.25 Acre private lawn bordered by mature hedging and fruit trees. The front of the property offers ample driveway parking and charming kerb appeal with stone frontage and landscaped borders.

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.

To book a viewing call our area experts

www.mooresestateagents.com

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
 A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com

Church Street, Empingham, Oakham, LE15

Approximate Area = 1709 sq ft / 158.7 sq m

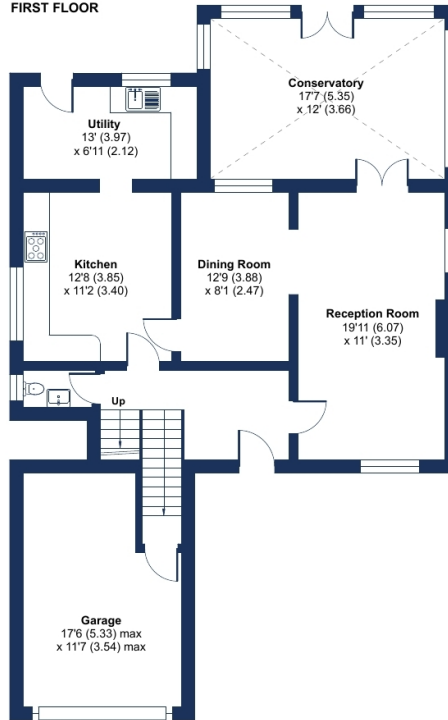
Garage = 208 sq ft / 19.3 sq m

Total = 1917 sq ft / 178 sq m

For identification only - Not to scale



FIRST FLOOR



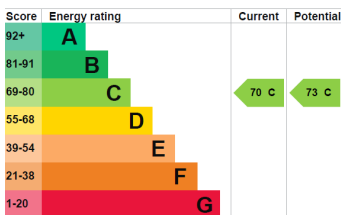
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Moores Estate Agents. REF: 1268294



EPC RATING



To book a viewing call our area experts:

Moores Property Hub
Moores Move to the Country
Melton
Uppingham
Stamford
Grantham Meet & Greet
Peterborough Meet & Greet
A1 Meet & Greet Stoke Rochford

01572 757979
020 301 11361
01664 491610
01572 821935
01780 484555
01476 855618
01733 788888

Follow us for Property Updates



@mooresestateagents



@mooresestatepropertyhub

For short, informative videos on our areas, please click here: <https://mooresestateagents.com/minute-guides/>

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.