



Mill Lane, Empingham

This charming countryside residence offers a blend of traditional character and modern convenience, nestled in a serene rural setting. Offers scope for modernisation.



FEATURES

- Charming Period Home
- Spacious Interior Layout
- Flexible Bedroom Arrangement
- Bright Sun Room
- Versatile Outbuilding
- Beautiful Rural Setting
- Generous Garden Grounds
- Excellent Potential

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ACCOMMODATION

The main house features a spacious and well-thought-out layout, perfect for family living and entertaining alike. On the ground floor, you'll find a welcoming lounge and a cosy sitting room, both ideal for relaxing by the fire.

The dining room flows naturally into a large, open-plan kitchen with an adjoining utility room and pantry, providing practical space and functionality. A sun room to the rear allows natural light to flood in, offering beautiful views of the surrounding greenery.

A ground floor shower room and a generously sized third bedroom round out the downstairs space, offering flexible living arrangements.

Upstairs, the home continues to impress with a generous master bedroom and additional bedroom, accompanied by a family bathroom. Each room is tastefully arranged to maximize comfort while retaining the period charm of the property, including sloped ceilings and traditional windows that offer picturesque views of the landscape.

A large attic, providing ample storage complete the upper floor.

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EXTERNAL

Outside, the property is set amidst lush, well-maintained grounds with mature trees and established borders, creating a peaceful and private environment.

The outbuilding includes two spacious studio rooms, ideal for a home office, creative workspace, or even guest accommodation, enhancing the versatility of the property.

This red-brick home, with its gabled roof and ivy-clad exterior, exudes timeless country appeal. Surrounded by rolling fields and natural beauty, it offers a unique opportunity to enjoy the tranquillity of rural life while still being connected to nearby amenities and road links.

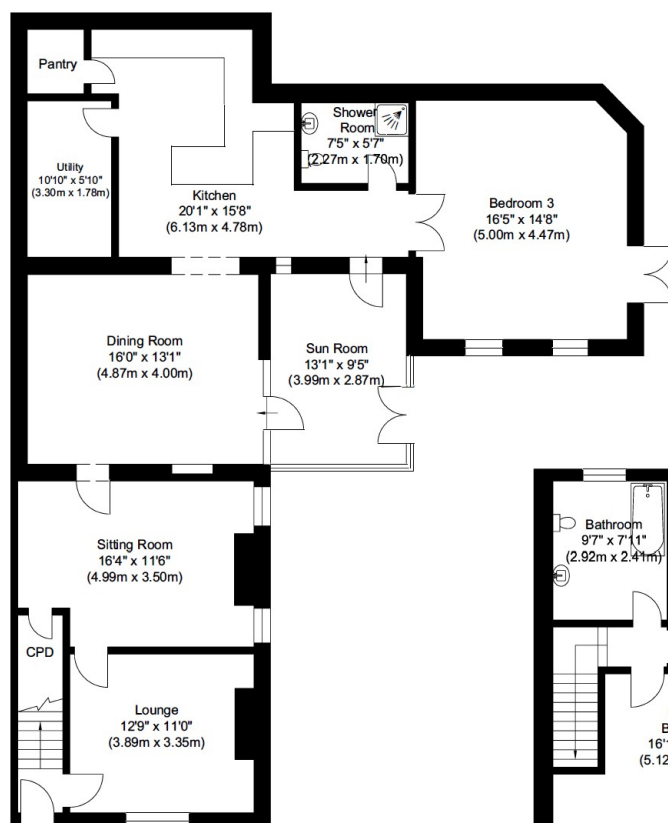
Empingham is a highly sought-after village with excellent amenities including a village store, doctors surgery, primary school and active village hall. Further amenities can be found in the nearby market towns of Oakham and Stamford, both incredibly popular for their many facilities and excellent schooling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

*Please note the image shown to the left is an architect's image of how a new extension could look.

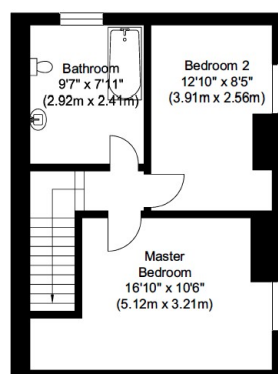
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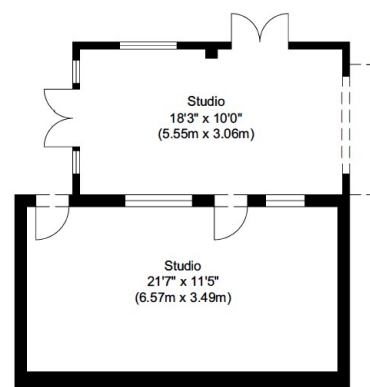
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Ground Floor
Approximate Floor Area
1381.54 sq. ft
(128.35 sq. m)



First Floor
Approximate Floor Area
400.63 sq. ft
(37.22 sq. m)



Outbuilding
Approximate Floor Area
444.22 sq. ft
(41.27 sq. m)

Approximate Total Square Footage 2226.39

EPC RATING

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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