



Crocket Lane, Empingham

A beautifully characterful family home with flexible living and a self-contained annexe, nestled in the heart of Empingham, just moments from Rutland Water.

FEATURES

- Detached Home Situated
In A Prime Village Location
- Self Contained Annex
- Four Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Stone-Built Cottage





ACCOMMODATION

Set back from the lane with a generous driveway and private garden, this charming stone-built property is full of period appeal. Inside, you'll find traditional wooden beams, exposed stone walls, and welcoming log burners that enhance the warm and rustic atmosphere throughout.

The main house offers spacious accommodation across two floors, including a reception room, dining room, and fitted kitchen on the ground floor

Upstairs, there are four well-proportioned bedrooms and a family bathroom.

The annexe provides a brilliant opportunity for multi-generational living, complete with a double bedroom, reception room, kitchen, and bathroom, all with its own private entrance.

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EXTERNAL

A detached garage and beautifully maintained outdoor space complete this characterful country home.

Empingham is a sought-after Rutland village perfectly positioned between Oakham and Stamford, just a short walk from the shores of Rutland Water. The village offers a peaceful setting with a strong community feel, village store, and excellent access to well-regarded schools nearby.



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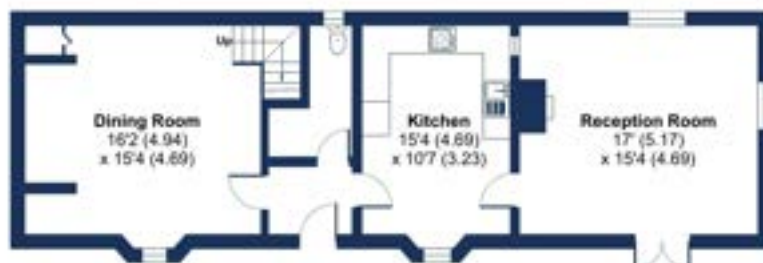
Crocket Lane, Empingham, Oakham, LE15



Approximate Area = 1563 sq ft / 145.2 sq m
 Garage = 199 sq ft / 18.4 sq m
 Annexe = 447 sq ft / 41.5 sq m
 Total = 2209 sq ft / 205.1 sq m
 For identification only - Not to scale



FIRST FLOOR



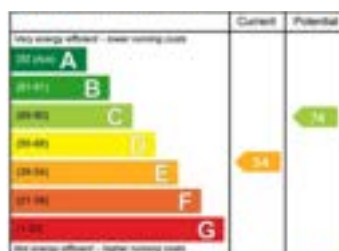
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Moores Estate Agents. REF: 1281222



EPC RATING



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