



Crossroads Cottages, Nr Empingham

Comprising 3 double bedrooms plus home office/nursery. Situated within 2 miles of Rutland Water with easy access by road, foot and bicycle. Well established gardens, outbuildings and private off road parking.

FEATURES

- Stunning open countryside views front & rear
- Well stocked, established gardens plus private vegetable garden & patio area.
- 3 double bedrooms, 1 with en-suite shower room with under floor heating
- Home office/ study/ nursery
- Private off road parking for up to 3 vehicles, accessible via a private driveway.
- Cloakroom & w/c on ground floor
- Outbuildings for extra storage plus large shed



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ACCOMMODATION

The property opens into a welcoming reception room with a front aspect and feature fireplace. To the rear lies the spacious open-plan kitchen/dining room, fitted with modern units, integrated appliances, and a Rayburn for additional cooking options, offering ample space for dining and entertaining. A useful walk-in pantry provides excellent additional storage, while a downstairs WC completes the layout on this floor.

The first floor offers three well-proportioned bedrooms. Bedroom 2 is a generous double overlooking the rear with countryside views, while Bedrooms 3 and 4 are positioned to the front, with Bedroom 4 ideal as a study or guest room. A stylish family bathroom with both bath and shower serves this level. The top floor is dedicated to a spacious principal bedroom with an en-suite shower room and storage tucked into the eaves. This light-filled space benefits from elevated views over the surrounding countryside.

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EXTERNAL

To the rear of the property is a private garden, with well established borders, mature trees, patio area & raised vegetable beds. The rear aspect enjoys attractive countryside views.

Situated on Grantham Lane, just outside Empingham, the property is ideally placed for access to Stamford and the A1, and has easy access to the popular Rutland Water. The area offers a blend of village charm and excellent connectivity, along with nearby access to local schooling options and countryside walks. Stamford's Georgian town centre is just a short drive away, as well as close by to Oakham, offering a wealth of independent shops, cafés, and good rail links

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Grantham Lane, Great Casterton, Stamford, PE9

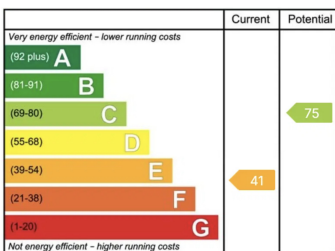
Approximate Area = 1289 sq ft / 119.7 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Outbuilding = 82 sq ft / 7.6 sq m
 Total = 1402 sq ft / 130.1 sq m
 For identification only - Not to scale



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: 1312357



EPC RATING



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