



Audit Hall Road, Empingham

Positioned on Audit Hall Road in the highly sought-after village of Empingham, this two-bedroom bungalow occupies a fantastic sized plot and presents an excellent opportunity for buyers to enjoy village living with scope to extend and add value (subject to planning permission).



FEATURES

- Well-presented two-bedroom bungalow.
- Sitting on a fantastic sized plot with potential to extend (STPP)
- Spacious 24ft reception room filled with natural light
- Generous kitchen/breakfast room plus separate utility area
- Two well-proportioned bedrooms and a family bathroom
- Integral garage with driveway parking
- Sought after village location



ACCOMMODATION

The accommodation comprises a spacious and inviting reception room, a well-proportioned kitchen/breakfast room, a useful utility area, and an integral garage. There are two comfortable bedrooms, a family bathroom, and good built-in storage.



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EXTERNAL

One of the standout features of this home is its wonderful mature garden. Beautifully maintained and thoughtfully landscaped, the garden provides an idyllic retreat with established trees, a variety of flowering shrubs, and well-stocked borders. A winding brick pathway leads through the lawn to different seating areas, including a charming patio perfect for outdoor dining and entertaining. The garden also features a pond with water feature, adding a tranquil atmosphere, and a range of practical outbuildings including a timber shed.

The plot offers both privacy and space, ideal for keen gardeners, families, or those simply looking to relax in peaceful surroundings.

Located in the heart of Empingham, the property benefits from easy access to Rutland Water, excellent local amenities, and convenient links to Oakham, Stamford, and major road networks.

This delightful bungalow combines village charm, a generous plot, and superb potential — a rare find in such a desirable location.

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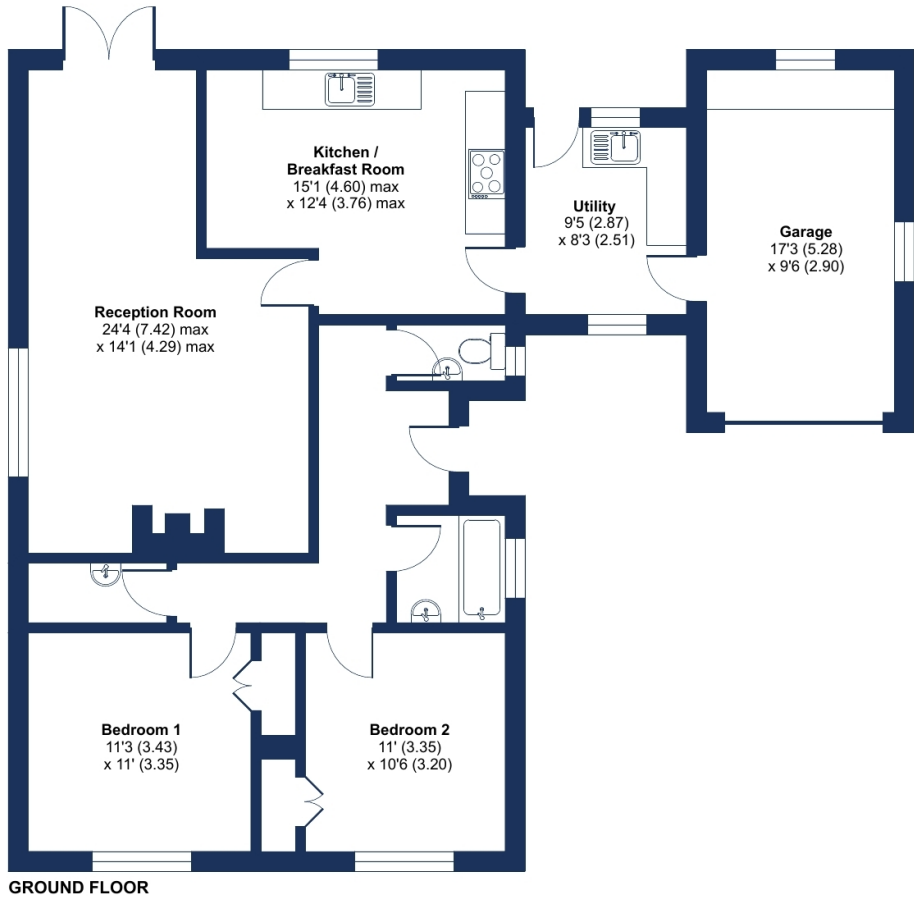
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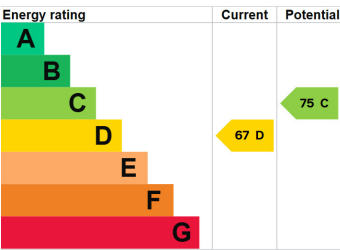
Approximate Area = 1012 sq ft / 94 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1175 sq ft / 109.1 sq m
For identification only - Not to scale



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: 1341083



EPC RATING



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