



8 WILLOUGHBY DRIVE

Empingham, Rutland, LE15 8PZ



Digby & Finch
ESTATE AGENTS

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Ideally positioned in a most peaceful end of cul de sac location sits this attractive stone faced bungalow which offers extensive contemporary living accommodation, attractive gardens, a large timber car port and a generous workshop.

The accommodation is perfectly arranged with an impressive central hallway with oak flooring separating the living accommodation from the sleeping quarters.

Stepping through the hallway into a large sitting room the sense of light and space is immediately apparent due a large window overlooking the south facing garden. Taking centre stage is a delightful feature fireplace which houses a contemporary wood burning stove with an oak beam above.

Beyond the living room is a fabulous open plan kitchen dining living area with vaulted ceiling and feature timber cross beams.

This wonderfully uplifting space offers a generous range of sleek contemporary cabinets along with a central island and breakfast bar.

Quartz work surfaces provide ample prep space and integrated appliances include a range cooker, dishwasher, fridge freezer and wine fridge.

Beyond the working area of the kitchen, Bi-folds open to the sheltered terrace providing a great place for outdoor entertaining.

There is lots of room for the largest of dining tables along with space to create a relaxed seating, perfect for every day living.

Directly off the kitchen is a useful utility room which has further storage space for white goods and a door leading to the outside.

Across the hallway four double bedrooms can be found. The





principal bedroom is a light bright space which benefits from a large, fully tiled en suite bathroom.

The guest bedroom also has an en suite shower room with a large shower, wash hand basin and a loo.

Bedrooms three and four share the family bathroom which has a panelled bath with shower over, wash hand basin, loo & heated towel rail.

OUTSIDE

The property sits to the rear of a private south facing plot which has a large lawn bordered by a mature well manicured hedge. The garden wraps around where a stone terrace area can be found. To the other side of the property is an oak timber car port which leads to a useful workshop.

SERVICES

Gas, electricity water and drainage are understood to be connected. The property has gas fired central heating (none tested by the agent).

LOCATION

Empingham is a charming village with easy access to both Stamford and Oakham.

Within the village itself there is a primary school, St Peters Church, various clubs and groups as well as a GP surgery and pharmacy, a village shop and a pub.

Just a couple of minutes away is Rutland water, which offers an extensive array of outdoor activities from sailing and fishing, to wonderful walks and cycle rides.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

LOCAL AUTHORITY

Rutland County Council
Council Tax Band - D





TENURE

Freehold

VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone:01780 758 090.

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

POSSESSION

Vacant possession upon completion.

EPC RATING

Current – 76/C

Potential – 82/B

AGENTS NOTE

CGI Images



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8 Willoughby Drive, Empingham, LE15 8PZ
 Approximate Gross Internal Area = 172.6 sq m / 1858 sq ft
 Store = 9.6 sq m / 103 sq ft
 Total = 182.2 sq m / 1961 sq ft
 (Excluding Carport)



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