



12 Crocket Lane, Empingham, Oakham, LE15 8PW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Tucked away within a peaceful cul-de-sac in the heart of one of Rutland's most sought-after villages on the edge of Rutland Water, this spacious detached bungalow occupies a generous plot and offers an exciting opportunity to create a superb home in an exceptional location. Offered to the market with no onward chain, the property provides flexible and well-proportioned accommodation with excellent potential for further enhancement.

The accommodation includes three well-sized bedrooms, with the generous principal bedroom benefiting from an en-suite shower room. A particular feature of the property is the wealth of living space on offer, with five versatile reception rooms providing excellent flexibility for family living, entertaining, hobbies or home working.

Externally, the bungalow enjoys a generous south-south-east facing rear garden, offering a wonderful degree of privacy and an ideal aspect for enjoying the sun throughout the day. To the front, a substantial block-paved driveway provides ample off-street parking and leads to a double garage, offering excellent parking, storage and workshop potential.

While the property would benefit from a programme of modernisation, it represents a fantastic opportunity for purchasers to update and personalise a home to their own specification in a highly desirable village setting.

Enjoying easy access to Rutland Water and the surrounding countryside, whilst remaining within convenient reach of nearby market towns and amenities, this rarely available bungalow offers an outstanding combination of location, generous accommodation and future potential.

Viewing is highly recommended to fully appreciate both the setting and the scope of accommodation on offer.

Guide Price £650,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Tucked away location in the heart of the village
- Set on a generous plot
- Some modernisation required
- Block paved driveway & double garage
- Council Tax Band - F, EPC - D

- Detached bungalow with three bedrooms & five reception rooms
- Principal bedroom with en-suite
- SSE facing lawn & patio garden
- Close to Rutland Water
- NO CHAIN



ACCOMMODATION:

Porch
1.65m x 0.91m (5'5 x 3)

Entrance Hall
3.51m x 2.74m (11'6 x 9)

Sitting Room
5.16m x 5.72m (16'11 x 18'9)

Kitchen
3.02m x 4.55m (9'11 x 14'11)

Utility
2.77m x 1.60m (9'1 x 5'3)

Dining Room
3.02m x 3.05m (9'11 x 10)

Family Room / Bedroom Four
5.64m x 3.68m (18'6 x 12'1)

Study
1.75m x 1.93m (5'9 x 6'4)

Principal Bedroom
3.91m x 3.48m (12'10 x 11'5)

En-Suite
2.08m x 1.73m (6'10 x 5'8)

Bedroom Two
2.97m x 2.82m (9'9 x 9'3)

Bedroom Three
3.99m x 3.48m (13'1 x 11'5)

Hobby Room
4.55m x 2.31m (14'11 x 7'7)

Bathroom
3.02m x 1.57m (9'11 x 5'2)

Double Garage
5.87m x 5.59m (19'3 x 18'4)

Cloakroom
1.65m x 0.81m (5'5 x 2'8)

FLOOR PLAN:



Garage

Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io