Main Street
Empingham LE15 8PR

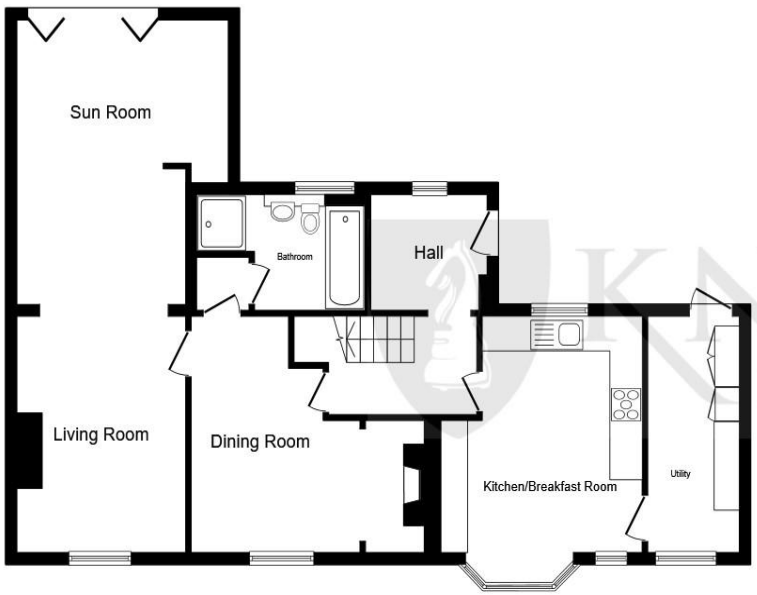
KNIGHT
PARTNERSHIP

Welcome to

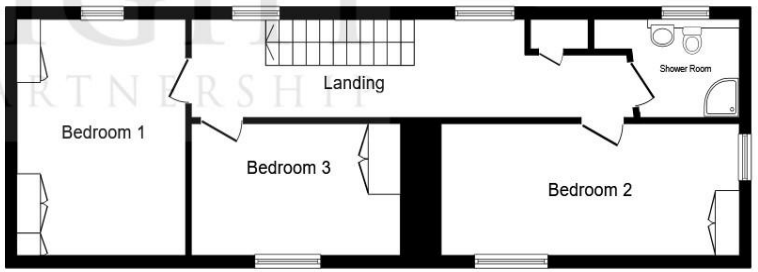
Main Street

Empingham

This beautifully presented Grade II listed cottage is situated in this ever sought after Rutland village with amenities including a primary school, pub and village shop, whilst being equidistant to Stamford & Oakham and close to Rutland Water.



Ground Floor



First Floor

Entrance Hall

Kitchen
12' 5" x 13' 1" into Bay (3.78m x 3.99m into Bay)

Utility Room
13' 1" x 4' 3" (3.99m x 1.30m)

Dining Room
13' 4" x 13' 5" (4.06m x 4.09m)

Lounge and Sunroom
29' 1" x 13' 1" (8.86m x 3.99m)

Bathroom
6' x 7' 9" (1.83m x 2.36m)

Bedroom One
13' 9" x 8' 11" (4.19m x 2.72m)

Bedroom Two
16' 5" x 8' 3" (5.00m x 2.51m)

Bedroom Three
8' 2" x 8' 4" (2.49m x 2.54m)

Shower Room
7' 10" x 4' 11" (2.39m x 1.50m)

Disclaimer

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

Main Street
Empingham

- Beautiful Grade II Listed Cottage
- Separate Dining Room
- Generous South Facing Garden
- Utility Room
- Bathroom & Shower Room
- Ample Block Paved Driveway & Electric Car Charger Port
- Exposed Stone & Fireplaces

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

The property offers a wealth of charm and character with accommodation briefly comprising: Entrance hall leading to the kitchen breakfast room with a range of modern units and integrated appliances including a fridge and dishwasher with space for a range cooker and window seat into the bay window. The utility room is off the kitchen with built-in cupboards for additional storage, space for a washing machine and tumble dryer and fridge freezer and a door out to the garden. The formal dining room has a beautiful inglenook fireplace and window seat and leads to a downstairs bathroom with a bath and separate shower cubicle. The lounge has a gas fireplace and window seat, and the sunroom has bi-fold doors leading to the patio area.

Upstairs there are three bedrooms, all with built-in wardrobes, and a shower room.

The block-paved driveway offers ample off-road parking and an electric car charging point. The lovely south facing garden is laid to lawn with a generous patio area and mature shrub borders offering a good degree of privacy.

Viewing is a must to fully appreciate this lovely period home.

Agents Notes: Please note this property is owned by a family member of Knight Partnership.

offers over
£550,000

Please note the marker reflects the postcode not the actual property

01780 765060 mailroom@knightpartnership.com 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.
Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman

Property Ref:
SMD103110 - 0009

KNIGHT PARTNERSHIP