



**Main Street  
Empingham, LE15 8PR**



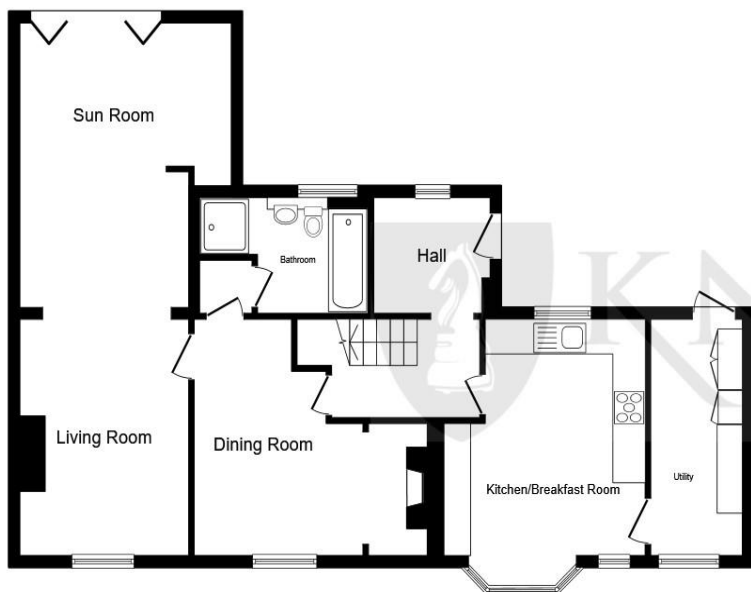
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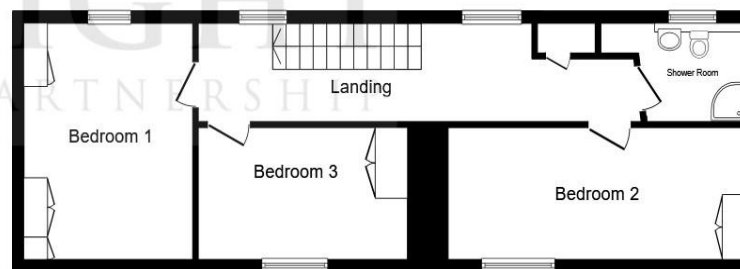
## *Welcome to* **Main Street**

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](http://www.focalagent.com)

*Welcome to*

## Main Street

- 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

offers over

**£600,000**



Please note the marker reflects the  
postcode not the actual property

 **01780 765060**

 [mailroom@knightpartnership.com](mailto:mailroom@knightpartnership.com)

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

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