



Hurfords

Walnut Close, Empingham, Oakham Freehold Price £325,000

Key Features



- Village of Empingham
- Modern kitchen finished to a high standard
- Bright and airy conservatory
- Family bathroom
- Two well-sized double bedrooms

Ideally placed between the historic market towns of Stamford and Oakham, the property enjoys both peaceful village living and easy access to vibrant local amenities. The village also boasts a great community spirit whether that's joining the local cricket club or meeting neighbours in the Local pub, as well as this you will also find the conveniences of a local shop, doctors surgery and a regular bus service.

Set across a single, well-laid-out level, the bungalow boasts a thoughtfully modernised interior with a bright and airy feel throughout. Leading from the Hall you will enter a beautiful modern kitchen finished to a high standard. To the rear of the property, you will find the spacious sitting room following into a bright and airy conservatory. The accommodation includes two well-sized



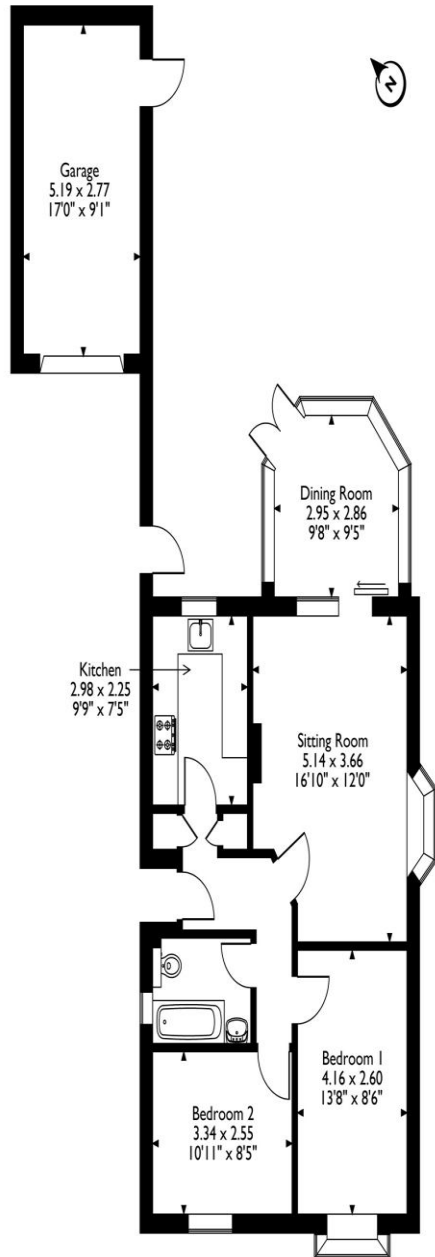
double bedrooms, offering comfort and flexibility for families, guests, or those seeking home office space. A stylish family bathroom complements the living space, while practical elements such as ample storage and a detached garage enhance day-to-day convenience.

Outside, the sunny rear garden is a private oasis - perfect for relaxing, entertaining, or simply enjoying the tranquil surroundings. Whether you're taking morning coffee on the patio or spending evenings in the sun, the outdoor space is a highlight. To the front of the property, you have off street parking for two cars.

This delightful bungalow offers the perfect blend of village charm, modern comfort, and a prime location near Rutland Water - ideal for walkers, cyclists, and nature lovers alike

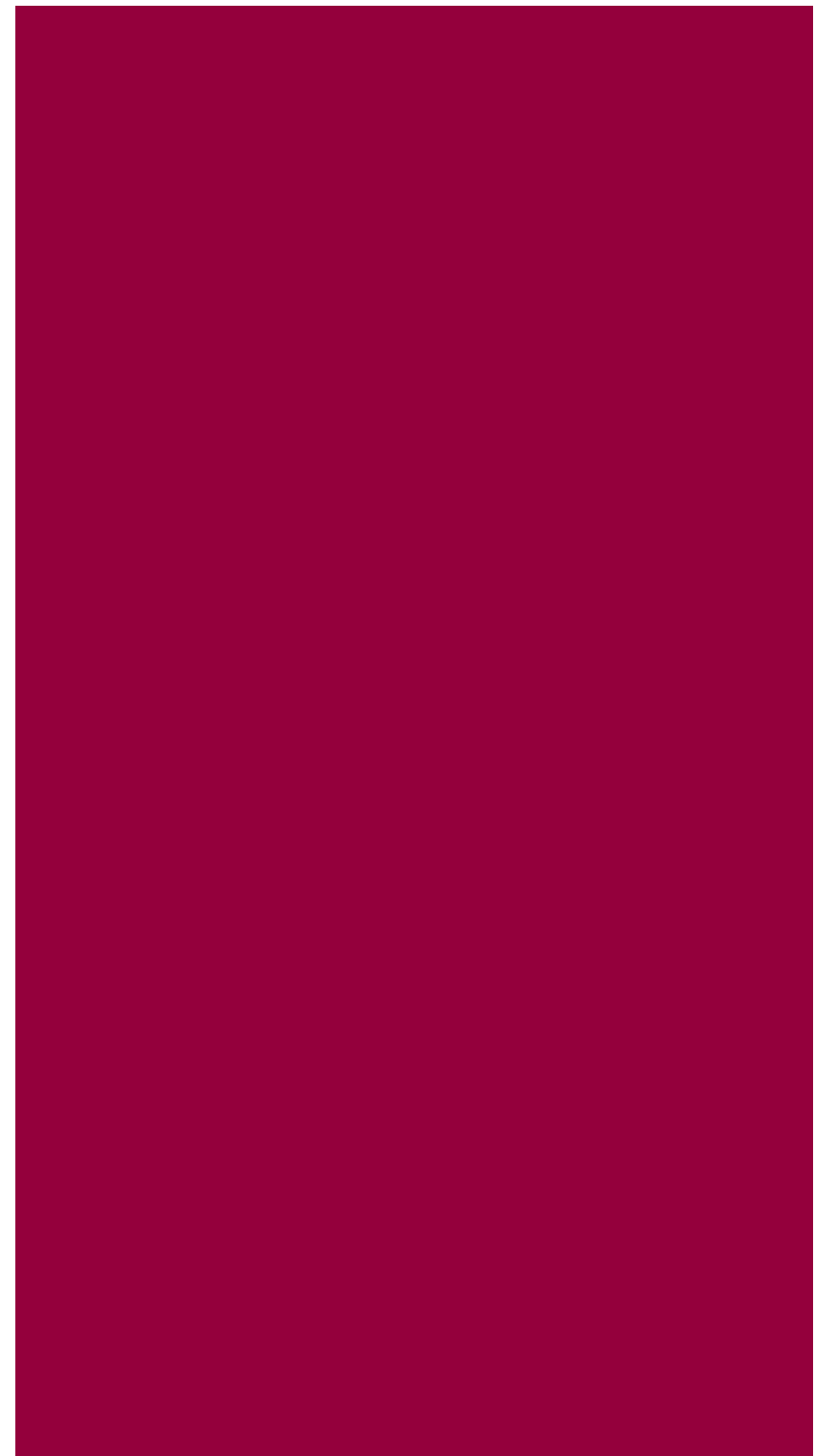


I Walnut Close, Empingham, Oakham
Approximate Gross Internal Area
Main House = 65 Sq M/700 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 79 Sq M/851 Sq Ft




Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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 01780 752136

 38 St. Marys Street, STAMFORD, Lincolnshire, PE9 2DS

 stamford@hurfords.co.uk

 www.hurfords.co.uk



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