



nest
ESTATES

Audit Hall Road, Empingham

Oakham, LE15 8PH

Guide Price £300,000

SUMMARY

- Two Bedroom Semi-Detached Cottage
- Lapsed Planning for Large Extension
- Two substantial gardens to the front & rear
- Situated down a secluded lane with parking for multiple cars
- Lovely views to the rear of the property
- Light & airy feel throughout
- EPC E
- Council Tax B





*****LOTS OF POTENTIAL TO IMPROVE/EXTEND*****A great opportunity to purchase a 2-bedroom semi-detached home in Empingham, set on a generous plot of around 0.2 acres with a south-facing garden, large driveway, and garage. Located close to Stamford and Oakham, this property is ideal for buyers looking for a home with potential. The current accommodation includes a spacious lounge with a wood-burning stove and doors opening onto the garden, a kitchen with space for dining, and a large entrance hall offering useful storage. Upstairs, there are two bedrooms and a family bathroom fitted with a bath, shower over, basin, and WC. Outside, the property benefits from a sizeable rear garden with lawn, mature trees, and a decked area, perfect for relaxing or entertaining to the front their is also further garden space with potential. The property previously had full planning permission to extend into a much larger four-bedroom home, including an open-plan kitchen/dining area, utility room, study, snug, master bedroom with en-suite, additional bedrooms, and a family bathroom, although this has now lapsed. However, it demonstrates the strong potential to significantly enlarge the home, subject to a new application. Overall, this is a fantastic opportunity to acquire a property with space, flexibility, and excellent scope for future development in a highly desirable village setting. An early viewing is essential to appreciate the space. potential and location on offer





Tenure: Freehold

EPC Rating:

Council Tax Band:

Local Authority: Rutland

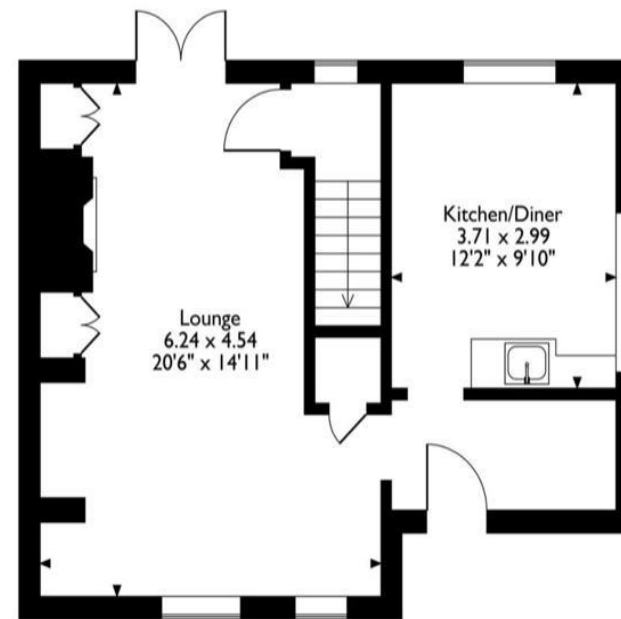
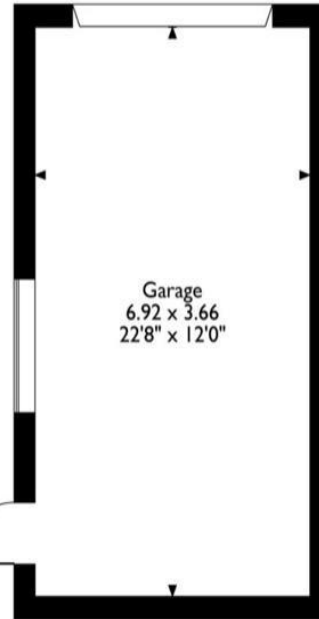
Services: Mains electric, water

Electric central heating

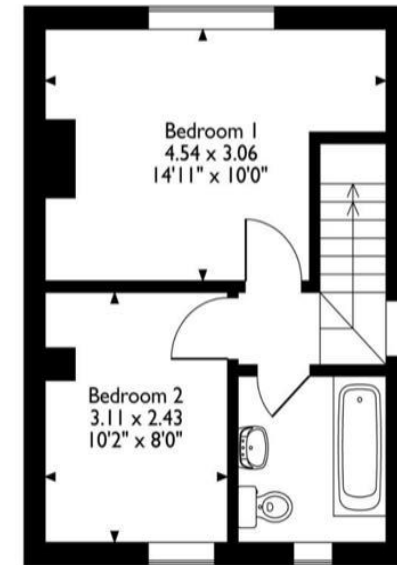
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9 Audit Hall Road, Empingham, Oakham
Approximate Gross Internal Area
Main House = 73 Sq M/785 Sq Ft
Garage = 25 Sq M/269 Sq Ft
Total = 98 Sq M/1054 Sq Ft



Ground Floor



First 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.