



**nest**  
ESTATES

**Willoughby Drive, Empingham**

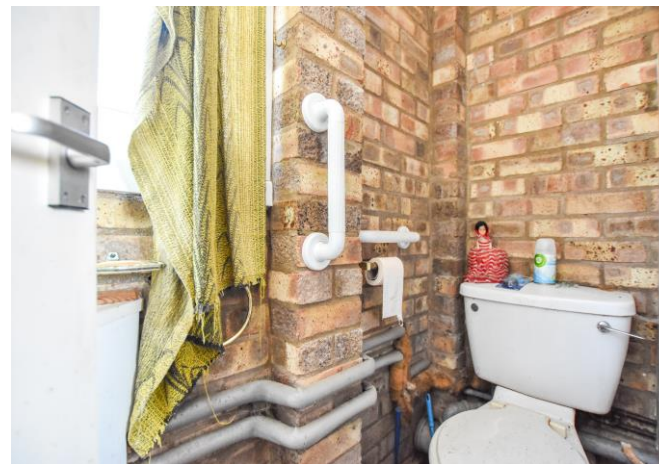
Oakham, LE15 8PY

**Offers in Excess of £350,000**

## SUMMARY

- Three Bedroom Detached Home
- Potential To Extend & Renovate (STPP)
- Kitchen & Utility
- Downstairs WC & Upstairs Shower Room
- Living Room, Dining Room & Conservatory
- Garage & Extensive Off Road Parking
- Front & Rear Gardens
- Sought After Rutland Village Location







A three-bedroom detached residence offering significant potential for extension and renovation, ideally situated in the highly sought-after Rutland village of Empingham.

The property benefits from a generous front garden and extensive off-road parking. The accommodation comprises an entrance hall, living room, dining room, conservatory, kitchen, utility room, ground floor WC, and shower room, along with two double bedrooms and a third, smaller bedroom. The property also includes a garage and presents excellent scope for side and rear extensions, subject to the necessary planning permissions.

### **About Empingham, Rutland ...**

Empingham is a highly sought-after village set in the heart of Rutland, England's smallest and arguably most picturesque county. Perfectly positioned just moments from the shores of Rutland Water, one of Europe's largest man-made reservoirs, the village offers a wonderful blend of countryside charm, community spirit, and convenience — making it a popular choice for families, retirees, and professionals alike.

This well-served village boasts a range of essential amenities, including a thriving village shop, a highly regarded primary school, and a doctors' surgery — all within walking distance. The local pub, The White Horse, offers a warm welcome and traditional fare, while nearby market towns such as Oakham, Stamford, and Uppingham provide a broader selection of shops, restaurants, and secondary schools, including some outstanding independent options.

Empingham also benefits from excellent transport links, with easy access to the A1 for commuters and a direct rail connection to London from nearby Stamford or Peterborough. Surrounded by rolling countryside and scenic walking and cycling routes, yet still well connected, Empingham is the ideal location for those seeking a peaceful rural lifestyle without compromising on accessibility. Whether you're drawn by the beauty of Rutland Water, the vibrant community, or the opportunity to enjoy village life at a gentler pace, Empingham represents a rare and rewarding place to call home.

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D

Local Authority: Rutland Council

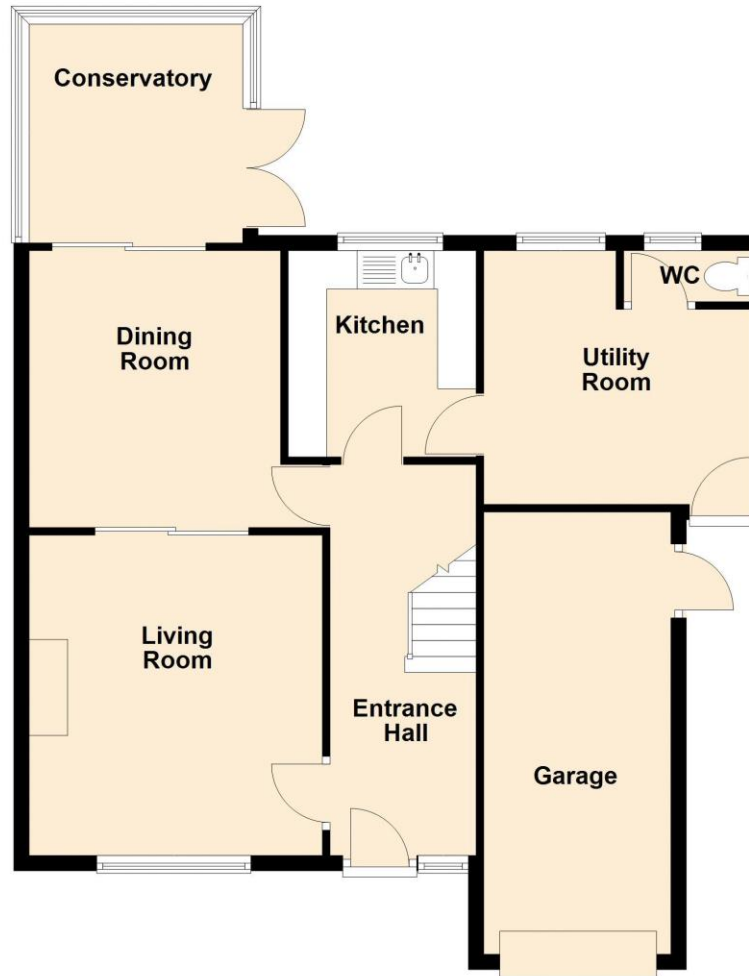
Services: Oil Fired Central Heating

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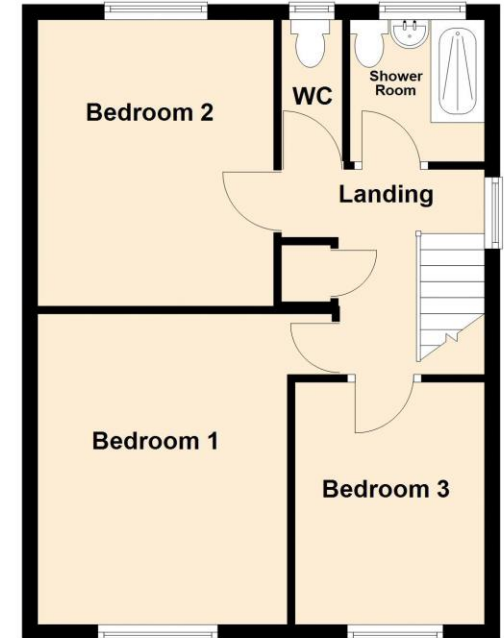
### Ground Floor

Approx. 80.6 sq. metres (867.2 sq. feet)



### First Floor

Approx. 45.8 sq. metres (492.9 sq. feet)



Total area: approx. 126.4 sq. metres (1360.1 sq. feet)

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