



42 Empingham Road, Exton

In Excess of £150,000

 **NEWTON FALLOWELL**

## 42 Empingham Road

Exton, Oakham

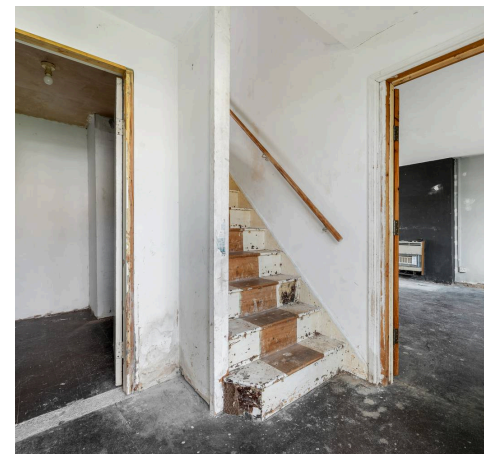
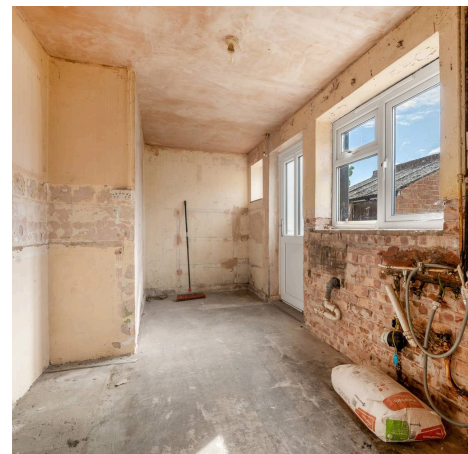
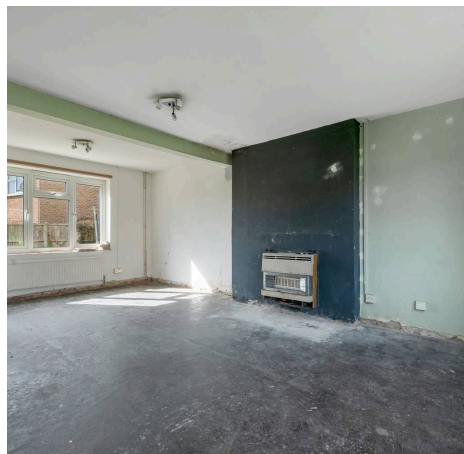
This end-of-terrace three bedroom house presents an exciting opportunity for buyers seeking a modernisation project in a popular village location.

Offered with no onward chain, the property is ready for transformation and personalisation. The home features a large dual-aspect living room, ideal for family gatherings or entertaining guests, and offers a flexible layout that can be tailored to individual needs.

The property is insulated with spray-foam insulation, restricting buyers to cash financing or use of specialist lenders.

Set on a generous plot, the property boasts a family-sized garden that offers ample space for children to play or for keen gardeners to create their own outdoor retreat.

The end-of-terrace position ensures additional privacy and the potential for landscaping or further enhancements. Located within a sought-after village, the home enjoys a peaceful setting while remaining convenient for local amenities. This property is an excellent opportunity for buyers looking to add value and create a bespoke family home in a desirable community.



**Entrance Hall**

9' 11" x 5' 10" (3.02m x 1.79m)

**Study**

9' 11" x 6' 10" (3.02m x 2.08m)

**Living Room**

19' 0" x 13' 2" (5.78m x 4.02m)

**Kitchen**

13' 6" x 7' 3" (4.12m x 2.21m)

**Bedroom One**

16' 8" x 9' 5" (5.09m x 2.88m)

**Bedroom Two**

13' 3" x 9' 3" (4.03m x 2.82m)

**Bedroom Three**

13' 0" x 6' 7" (3.96m x 2.00m)

**Bathroom**

10' 0" x 5' 7" (3.06m x 1.70m)

Council Tax band: B

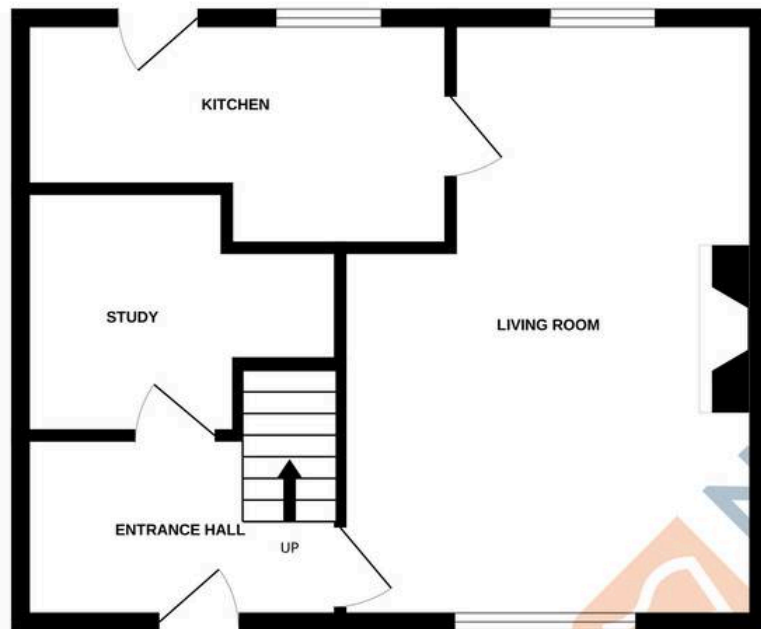
Tenure: Freehold

EPC Energy Efficiency Rating: D

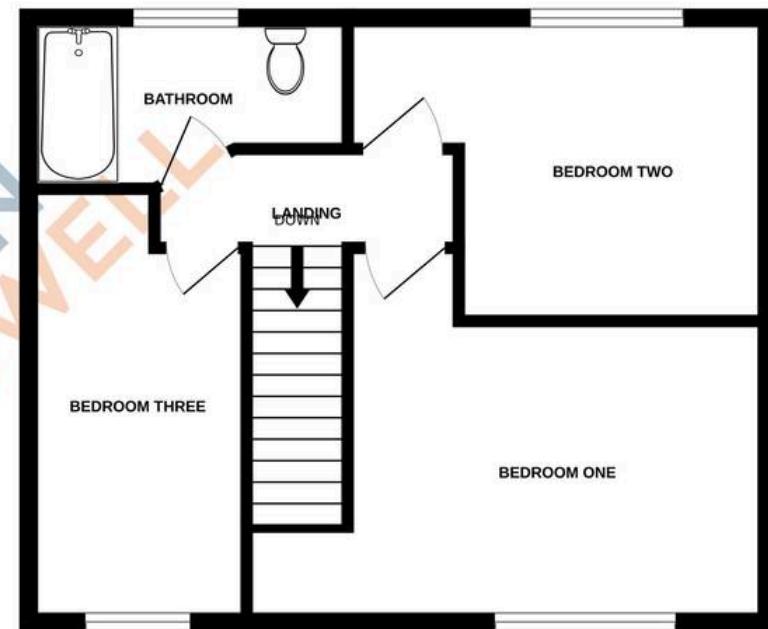
EPC Environmental Impact Rating: D



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



EMPINGHAM ROAD, EXTON, OAKHAM, LE15 8AW

TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Newton Fallowell - Oakham**

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