3 Dovecote Place, Empingham

£260,000

NEWTON FALLOWELL

3 Dovecote Place

Empingham, Oakham

Set within an enviable and highly sought after village location, this modern three bedroom semi-detached house presents an exceptional opportunity for buyers.

Designed with small family living in mind, the home welcomes you with a bright entrance hall leading to the heart of the home is the spacious open-plan living area, perfectly tailored for both relaxing and entertaining, with ample natural light enhancing the sense of space.

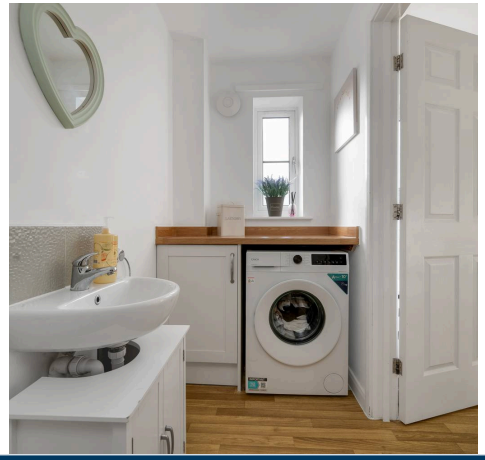
The contemporary kitchen, complete with integrated appliances and a view of the rear garden, flows seamlessly into a highly practical ground floor WC and cloakroom.

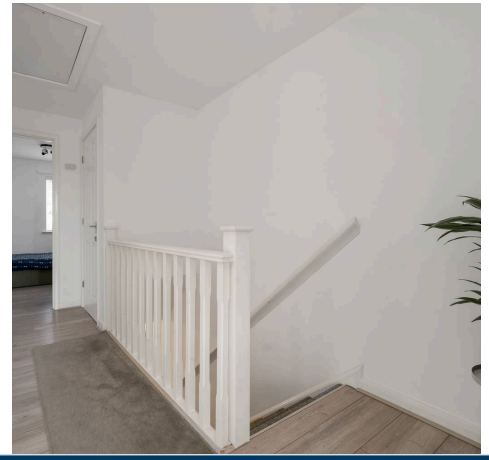
Upstairs, two generously sized double bedrooms provide comfortable retreats, while the versatile third bedroom serves as an excellent children's room with further potential as a home-office or nursery.

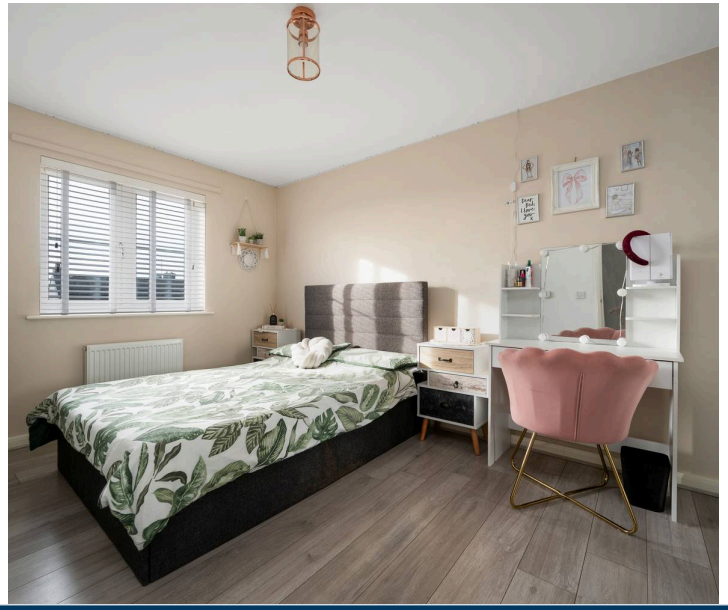
Throughout, the property is finished to a high standard, ensuring a modern and inviting atmosphere.

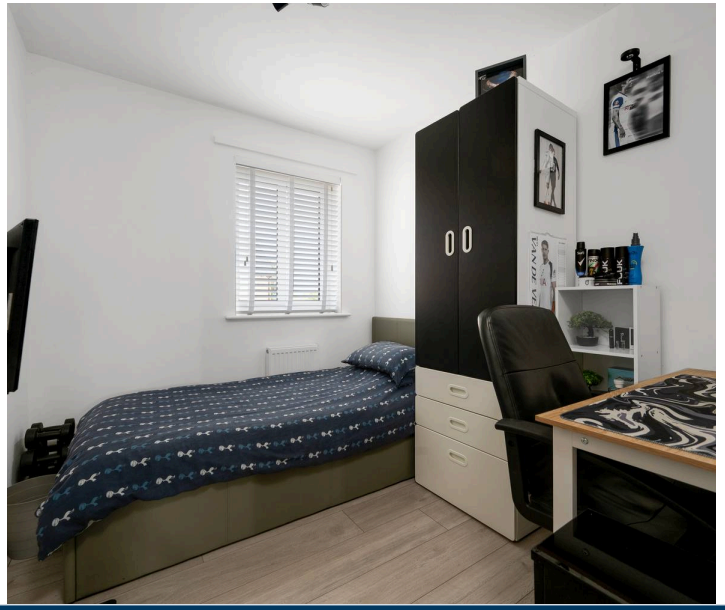
Step outside to discover a landscaped rear garden, fully enclosed for privacy and peace of mind. The extended patio area is perfect for al fresco dining, summer barbeques or simply unwinding with a good book.

To the front, the property benefits from driveway parking for one car, a rare and valuable feature in this popular village setting. With its attractive kerb appeal, practical layout and excellent outdoor spaces, this home is perfectly suited to modern family life and ready to welcome its next owners. Early viewing is highly recommended to appreciate all that this delightful property has to offer.









Living Room / Dining Room
19' 1" x 13' 2" (5.81m x 4.01m)

Kitchen
12' 2" x 8' 10" (3.71m x 2.70m)

Cloakroom
8' 10" x 4' 2" (2.70m x 1.26m)

Bedroom One
14' 6" x 9' 1" (4.42m x 2.78m)

Bedroom Two
13' 5" x 9' 1" (4.10m x 2.78m)

Bedroom Three
8' 6" x 7' 3" (2.59m x 2.21m)

Bathroom
8' 6" x 7' 3" (2.59m x 2.21m)

Council Tax band: C

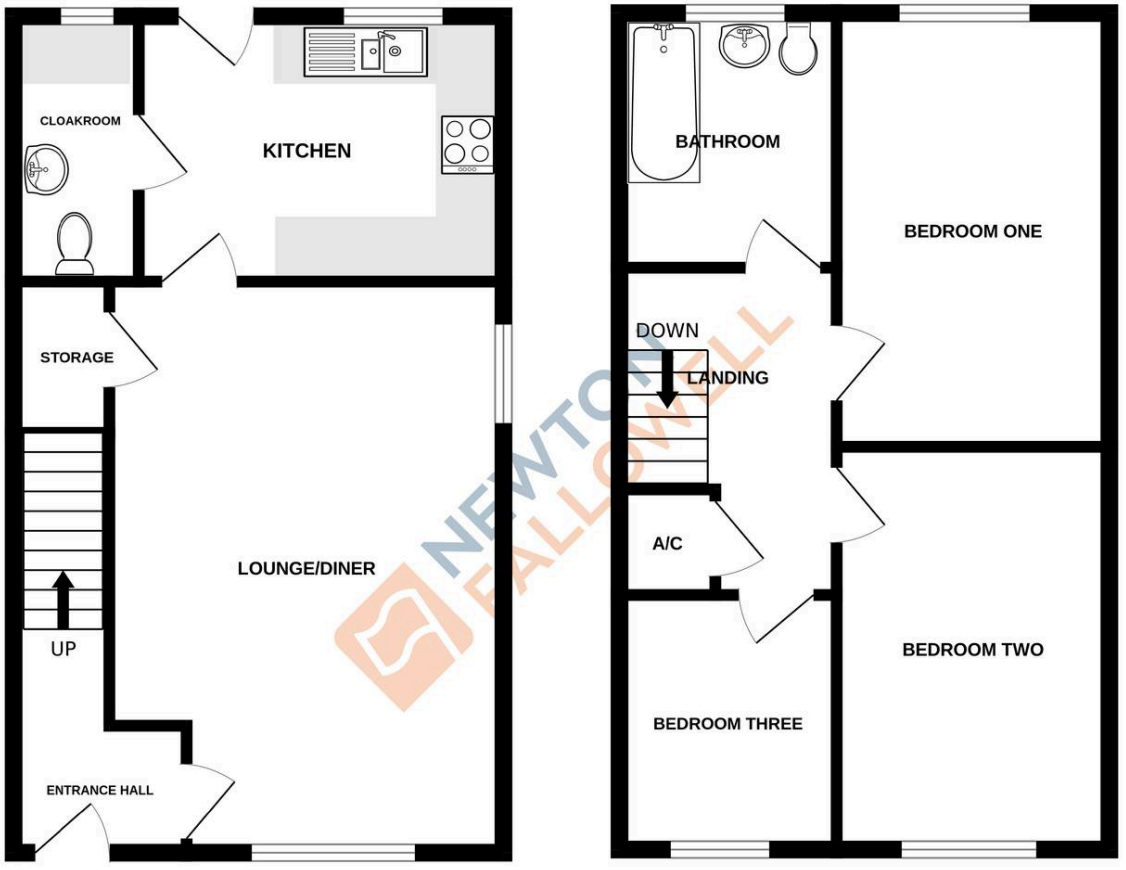
Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



DOVECOTE PLACE, EMPINGHAM, LE15 8FA

TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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