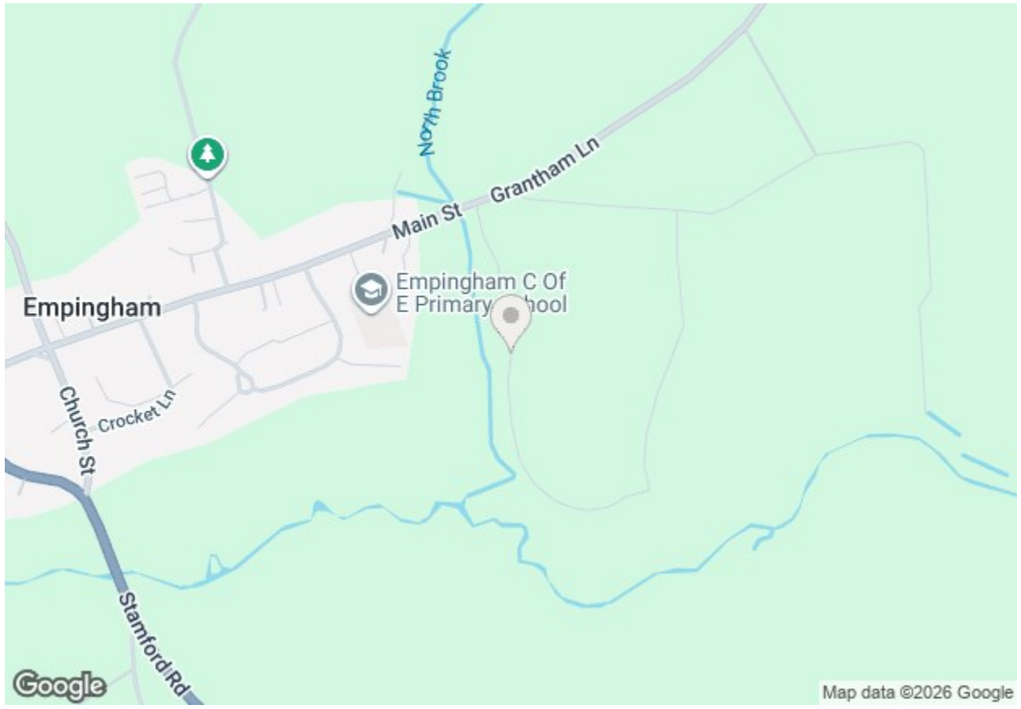
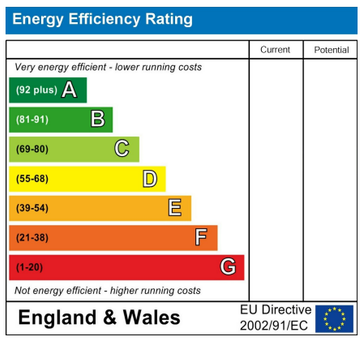
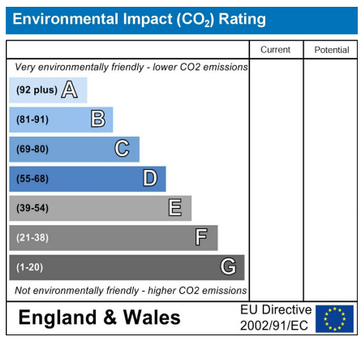
Sowden Wallis
Estate Agents









Fox's Den, 4 Mill Lane, Empingham, Oakham, LE15 8QE

An exceptional opportunity to rent this truly stunning one-bedroom, single-storey detached property, beautifully renovated and thoughtfully extended to an exceptionally high standard, combining contemporary living with charm and character. Situated in a highly sought-after village location, the property enjoys a wonderful sense of privacy, with picturesque countryside views providing a beautiful backdrop.

Internally, the accommodation has been finished to a high specification throughout, offering stylish, comfortable and well-appointed living. The property is offered fully furnished, making it ideal for those seeking a high-quality, ready-to-move-in home.

Externally, the property benefits from its own private courtyard, a beautifully established mature garden together with the added convenience of private parking for two vehicles.

A particularly attractive feature of this rental opportunity is that all utility bills are included, providing the benefit of convenient and straightforward living with no additional utility costs to worry about.
Early viewing is highly recommended to fully appreciate the quality, setting and lifestyle this exceptional home has to offer.

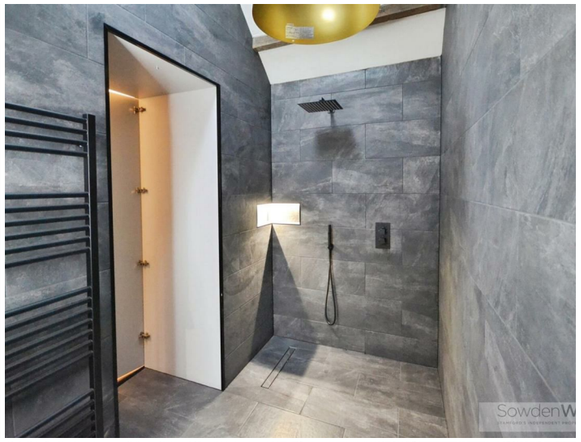
£1,500 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Stunning Village Location
- Fully Furnished
- Private Courtyard
- Parking For Two Cars
- EPC - TBC
- One Bedroom Detached Property
- Renovated to an Exceptional Standard
- Mature Garden
- All Utility Bills Included





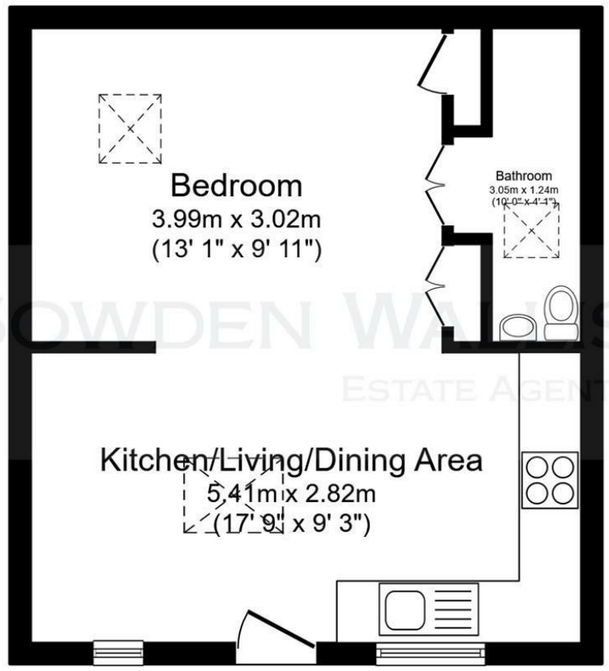
ACCOMMODATION:

Living/Kitchen/Dining Area
5.41m x 2.82m (17'9 x 9'3)

Bedroom Area
3.99m x 3.02m (13'1 x 9'11)

Shower Room
3.05m x 1.47m (10'0 x 4'10)

FLOOR PLAN:



Floor Plan

Total floor area: 31.9 sq.m. (343 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io