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Crocket Lane, Empingham

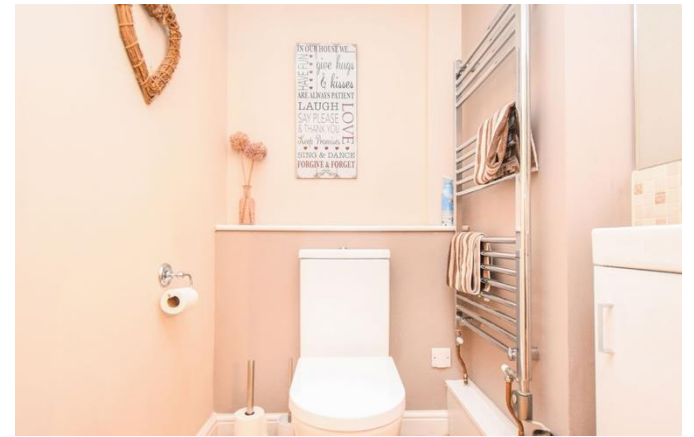
Oakham, LE15 8PW

£775,000

SUMMARY

- Stone Built Four Bedroom Detached Family Home
- Idyllic Rutland Village Location
- Downstairs WC, Four Piece Family Bathroom & En Suite Shower Room
- Open Plan Kitchen Dining Space & Utility Room
- Living Room With Inglenook Fire Place & Study
- Double Garage & Off Road Parking Spaces
- South Facing Rear Garden
- Close To Amenities















Constructed in 2003, this substantial stone-built four-bedroom detached family residence is situated within the picturesque Rutland village of Empingham, a highly sought-after location renowned for its charming character, strong community feel, and convenient access to local amenities.

The property offers well-balanced and thoughtfully designed accommodation throughout. Upon entering, a spacious and welcoming entrance hall sets the tone for the home, providing access to the principal ground floor rooms. There is a convenient downstairs WC and a separate study, ideal for home working or use as a quiet reading room. The generously proportioned living room features an attractive inglenook fireplace as a focal point, creating a warm and inviting atmosphere, while patio doors open directly onto the rear garden, allowing for an abundance of natural light and seamless indoor–outdoor living. To the rear of the property, an impressive open-plan kitchen dining space forms the heart of the home. The kitchen area is fitted with a range of integrated appliances and benefits from a breakfast bar, offering both practicality and a sociable setting for everyday family life and entertaining. A separate utility room provides additional storage and laundry facilities, with a further door leading to the rear garden for added convenience.

The first floor is accessed via an open landing, which serves four well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a spacious four-piece family bathroom suite, comprising a bath, separate shower, wash hand basin, and WC.

Externally, the property continues to impress. A private, south-facing rear garden provides an ideal space for relaxation and outdoor entertaining, enjoying a good degree of privacy. To the front, there is ample off-road parking in addition to a double garage equipped with an electric up-and-over door, ensuring secure parking and additional storage. Overall, this attractive and well-maintained family home combines generous living accommodation with a desirable village setting, making it an excellent opportunity for those seeking space, comfort, and a high quality of life in Rutland.

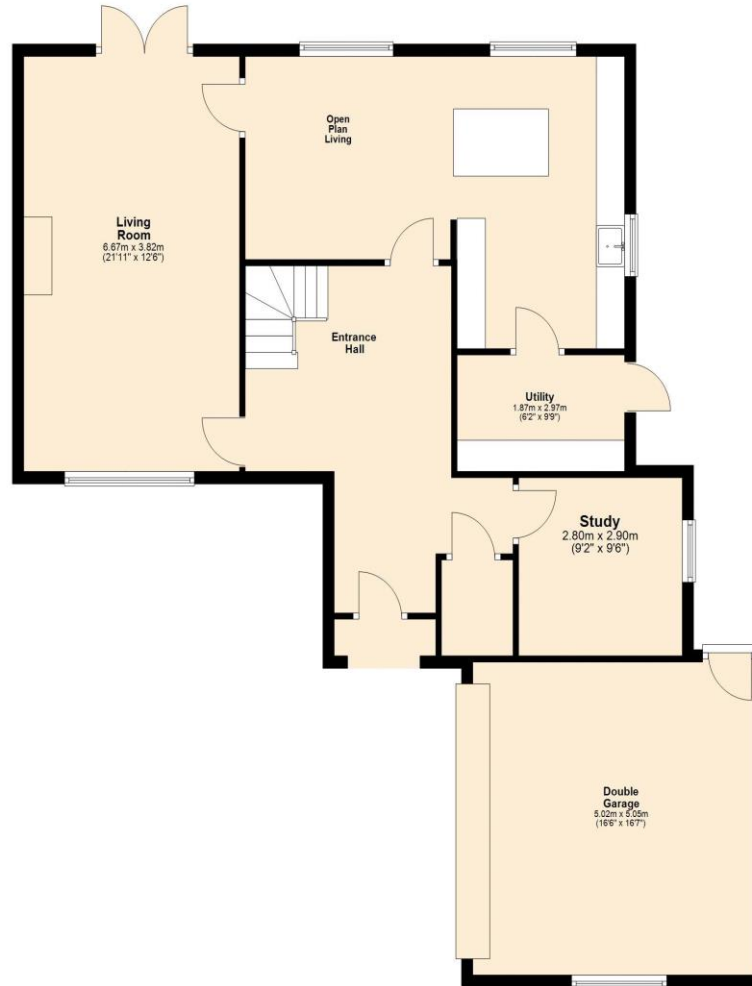
About Empingham:

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.

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Ground Floor
Approx. 114.6 sq. metres (1233.2 sq. feet)



First Floor
Approx. 85.2 sq. metres (917.1 sq. feet)



Total area: approx. 199.8 sq. metres (2150.4 sq. feet)

