

11 VICARS CLOSE

EMPINGHAM ROAD, EXTON, RUTLAND



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11 Vicars Close

Empingham Road
Exton
Oakham
Rutland
LE15 8AW

GUIDE PRICE: £235,000

A fully renovated three bedroom property with a good sized garden, external stores and stunning views over Exton Park.

Entrance Hall | Kitchen Dining Room | Sitting Room | Utility & WC | Three Double Bedrooms | Bathroom | Gardens | Stores | Parking | EPC-E

ACCOMMODATION

The accommodation comprises of entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. The open plan kitchen has a range of newly fitted cupboards and drawers under wooden work tops, a Belfast sink, a range style electric cooker, an integrated dishwasher, space for a tall fridge freezer, windows out to the front of the property and a door to the rear courtyard.

There is a downstairs WC which also provides space and plumbing for a washing machine and tumble dryer. There is also a secondary sink. The ground floor is completed by a good sized sitting room which has windows to the front of the property and double doors out to the garden. This room also has a feature fireplace.

The first floor comprises three good sized double bedrooms. The master bedroom has two windows looking over Exton Park. Bedroom two sits to the front of the property and also provides a large loft hatch access point.

The first floor accommodation is completed by a family bathroom which has again been newly fitted and comprises a low flush WC, a large corner shower cubicle, a free standing roll top bath, a pedestal wash hand basin, a chrome towel rail and lovely views over Exton Park.

OUTSIDE

To the outside, the property provides two off road parking spaces on the gravel driveway. The garden then wraps around the front and the side of the property, the majority being to the side with a south westerly aspect so benefitting from a great amount of sun. To the rear of the property is a courtyard area giving access to several outside stores.

This newly renovated property sitting in one of Rutland's most popular villages is well worth a viewing.

LOCATION

Exton is a pretty village located North of Rutland Water in between the market towns of Oakham and Stamford. The village has a well thought of public house, The Fox and Hounds and primary school. Mainline trains run North & South from Peterborough train station. Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking, birdwatching and horse riding.

DIRECTIONAL NOTE

Leave Oakham on the A606 Stamford Road and at Barnsdale Lodge Hotel take a left turn down Barnsdale Ave. Then take a right hand turning onto Exton Road and then a left turn into the village of Exton on Empingham Road. Number 11 can be found on the right hand side after entering the village.

SERVICES

The property is offered to market with all mains services and gas central heating

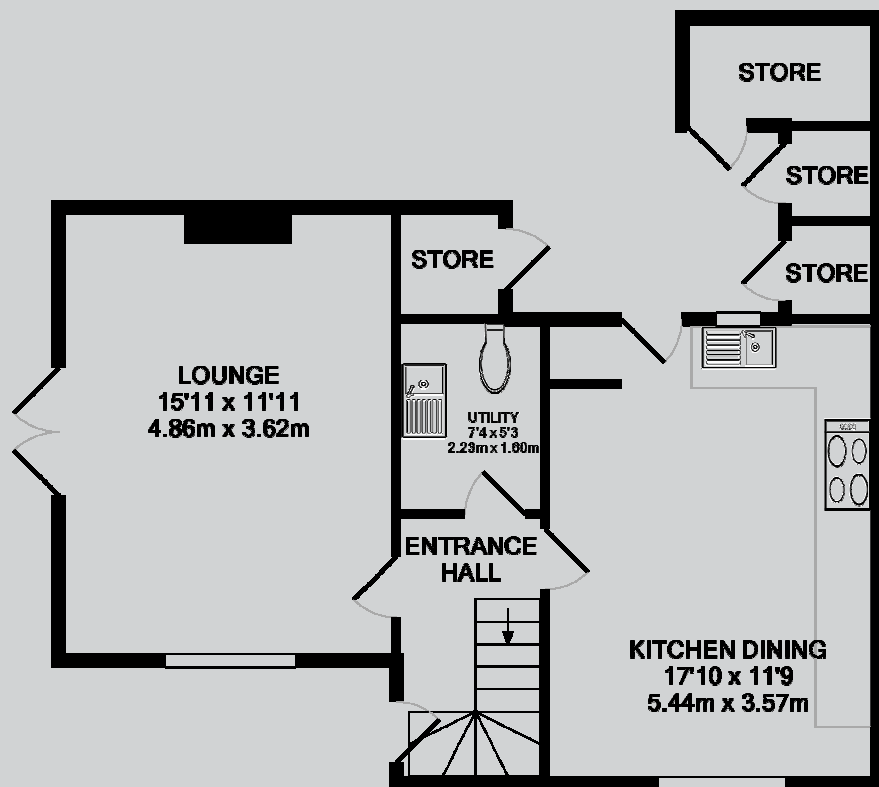
COUNCIL TAX BAND

Band C

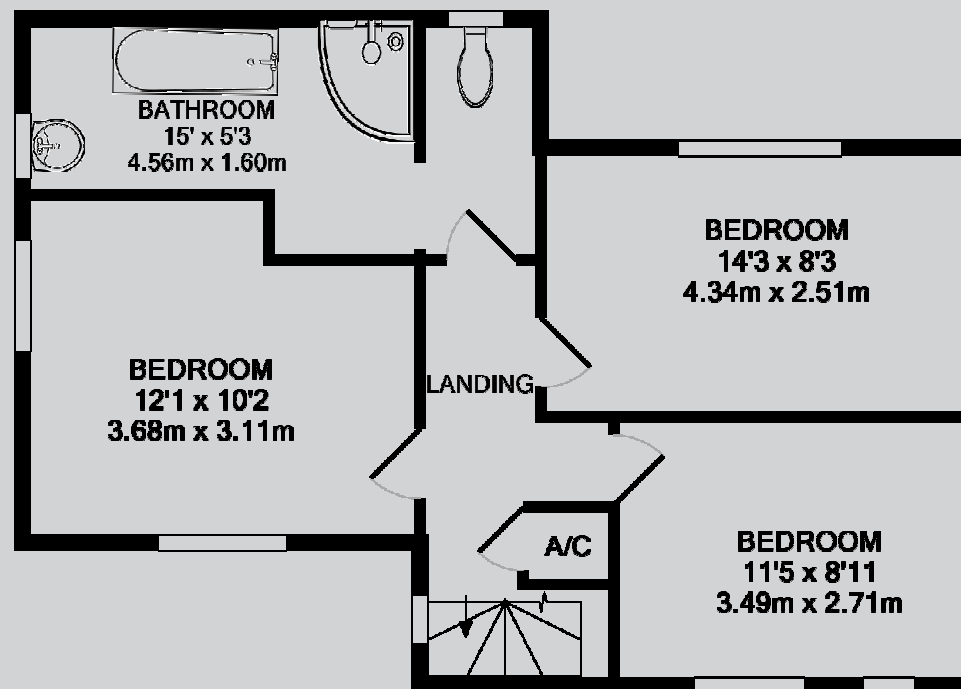




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11 Vicars Close, Empingham Road, Exton
 House Total Approximate Floor Area: 97 Sq Mt / 1044 Sq Ft
 Measurements are approximate, not to scale and for illustrative purposes only



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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