



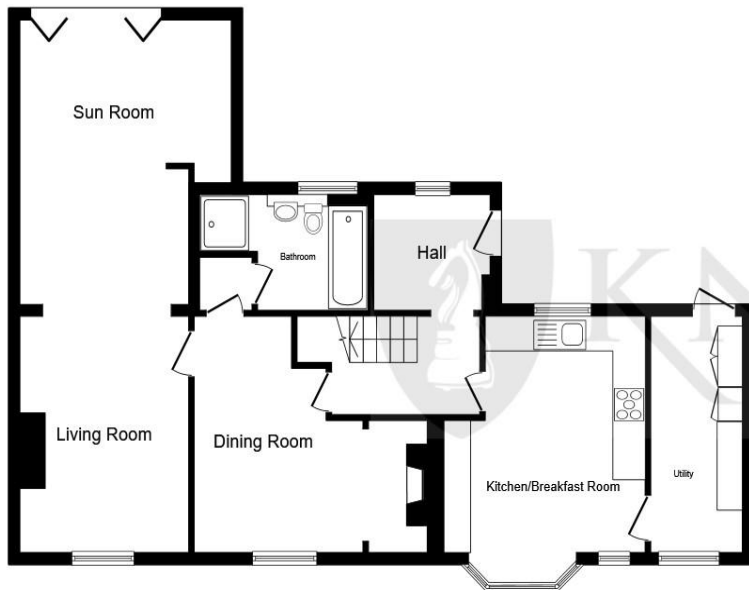
Main Street
Empingham LE15 8PR



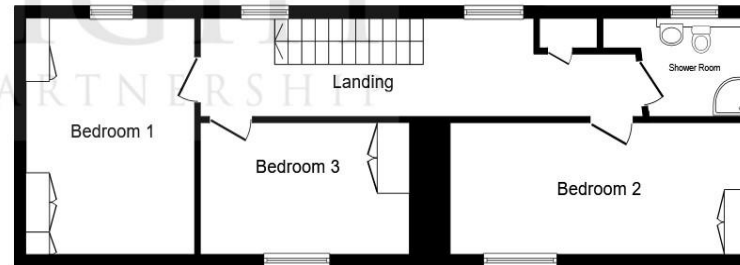
Welcome to **Main Street**

This beautifully presented Grade II listed cottage is situated in this ever sought after Rutland village with amenities including a primary school, pub and village shop, whilst being equidistant to Stamford & Oakham and close to Rutland Water.





Ground Floor



First Floor

Entrance Hall

Kitchen

12' 5" x 13' 1" into Bay (3.78m x 3.99m into Bay)

Utility Room

13' 1" x 4' 3" (3.99m x 1.30m)

Dining Room

13' 4" x 13' 5" (4.06m x 4.09m)

Lounge and Sunroom

29' 1" x 13' 1" (8.86m x 3.99m)

Bathroom

6' x 7' 9" (1.83m x 2.36m)

Bedroom One

13' 9" x 8' 11" (4.19m x 2.72m)

Bedroom Two

16' 5" x 8' 3" (5.00m x 2.51m)

Bedroom Three

8' 2" x 8' 4" (2.49m x 2.54m)

Shower Room

7' 10" x 4' 11" (2.39m x 1.50m)

Disclaimer

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

Main Street

- Beautiful Grade II Listed Cottage
- Separate Dining Room
- Generous South Facing Garden
- Utility Room
- Bathroom & Shower Room
- Ample Block Paved Driveway & Electric Car Charger Port
- Exposed Stone & Fireplaces

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

offers over

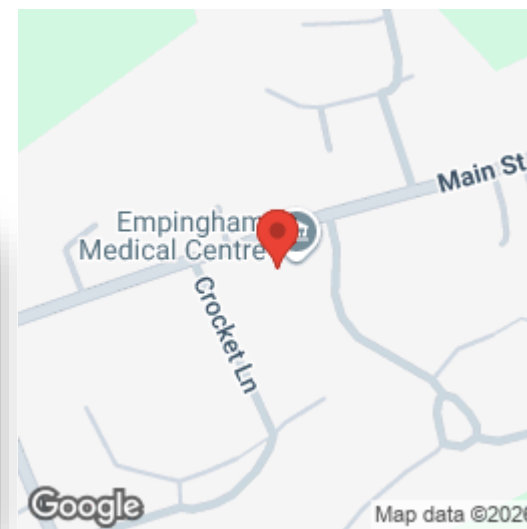
£575,000

The property offers a wealth of charm and character with accommodation briefly comprising: Entrance hall leading to the kitchen breakfast room with a range of modern units and integrated appliances including a fridge and dishwasher with space for a range cooker and window seat into the bay window. The utility room is off the kitchen with built-in cupboards for additional storage, space for a washing machine and tumble dryer and fridge freezer and a door out to the garden. The formal dining room has a beautiful inglenook fireplace and window seat and leads to a downstairs bathroom with a bath and separate shower cubicle. The lounge has a gas fireplace and window seat, and the sunroom has bi-fold doors leading to the patio area.

Upstairs there are three bedrooms, all with built-in wardrobes, and a shower room.

The block-paved driveway offers ample off-road parking and an electric car charging point. The lovely south facing garden is laid to lawn with a generous patio area and mature shrub borders offering a good degree of privacy. Viewing is a must to fully appreciate this lovely period home.

Please note this property is owned by a family member of Knight Partnership.



Please note the marker reflects the postcode not the actual property

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Property Ref:

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