



**35 MAIN STREET**

— EMPINGHAM —

In the heart of the idyllic village of Empingham stands No. 35 Main Street, a newly built red brick and stone home, designed for modern family life.





## WELCOME HOME

A handsome oak porch frames the wide front door. Stepping inside the porch, double doors lead into the entrance hallway.

## THE HEART OF THE HOME

A light, bright and sociable open plan kitchen diner leads off, where the stylish kitchen island takes centre stage, beneath a striking feature light overhead. Add some bar stool seating and this will become the heart of the home as you catch up with family and friends while slicing and dicing. The island offers plenty of storage and houses a built-in dishwasher and wine fridge. The kitchen is also equipped with a plumbed fridge freezer, built-in microwave and electric oven and hob by Smeg.





The kitchen flows seamlessly into a sociable dining area. Set by the bifold doors, soak up views of the terrace and garden while enjoying supper with friends. A separate laundry room has a door out to the rear, cabinetry and space for appliances, ensuring the kitchen remains ready for hassle-free entertaining. A cloakroom and study are also positioned off the kitchen.







## ROOM FOR ALL

Cosy underfloor heating is fitted throughout the home, and the smart flooring from the hallway continues into the first reception room, a lovely dual aspect room that would make a wonderful family snug. Overlooking the rear terrace and garden, the dual aspect sitting room features French doors and a woodburning stove – perfect for cosy evenings at home.



## SOAK AND SLEEP

No. 35 Main Street has five double bedrooms over two floors, all fitted with air conditioning. As you ascend to the first floor, admire the oak detailing that runs throughout the home, including the oak and glass balustrade to the staircase.

Two light-filled bedrooms sit to the front of the home, and a third to the rear, all served by the stylish family bathroom, fitted with bath, separate shower, wash basin and lavatory.

Flow along the landing to discover the fourth bedroom, a spacious room filled with light courtesy of skylight windows and a window offering views over the village street below. A luxurious en suite shower room sits to the rear of the bedroom.







## YOUR PRIVATE SANCTUARY

Ascend once more to the secluded principal suite, passing handy understairs storage on your way. In this tranquil and restful room, you will find feature lighting and electronically operated remote control roof light windows, framing views out across the roofs and treetops towards the church and fields beyond. A sumptuous en suite boasts a freestanding, clawfoot bathtub, enviably large walk-in shower and twin hand basins.





## GREEN SPACES

To the front of the home is a lawned garden framed by laurel hedging and the estate fencing that is so typical of the village. Paths to either side lead to the rear garden where you will find a lawned garden and terrace that runs the full width of the home, ideal for al fresco dining.

A shared gravel driveway to the side of the home leads to a smart, detached double carport with electric car charging points.

Planning permission is approved for a separate, detached, 3 bedroom dwelling with its own access off Crocket Lane.



# THE FINER DETAILS

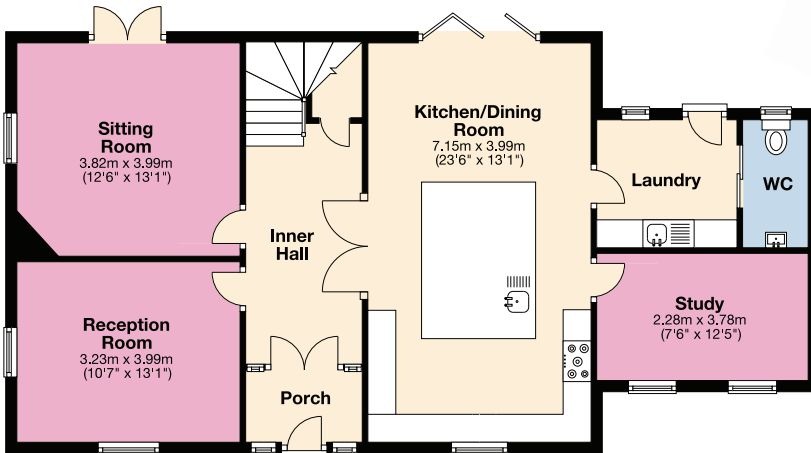
Freehold  
 Detached  
 Constructed 2023  
 Air Source Heating  
 Underfloor Heating  
 Air Conditioning  
 Mains utilities

Plot approx 0.3 acres  
 Rutland County Council, tax band TBC  
 EPC rating B  
 Planning permission approved for a separate,  
 detached, 3 bedroom dwelling.  
 (Rutland County Council #2022/1060/FUL)

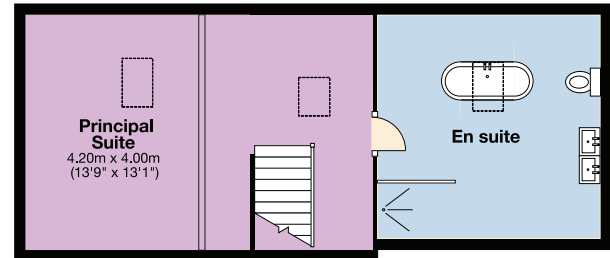
Ground Floor: approx. 91.6 sq. metres (985.8 sq. feet)  
 First Floor: approx. 91.6 sq. metres (985.8 sq. feet)  
 Second Floor: approx. 42.3 sq. metres (455.3 sq. feet)  
 Outbuilding: approx. 16.2 sq. metres (173.9 sq. feet)  
 Total area: approx. 241.6 sq. metres (2600.9 sq. feet)



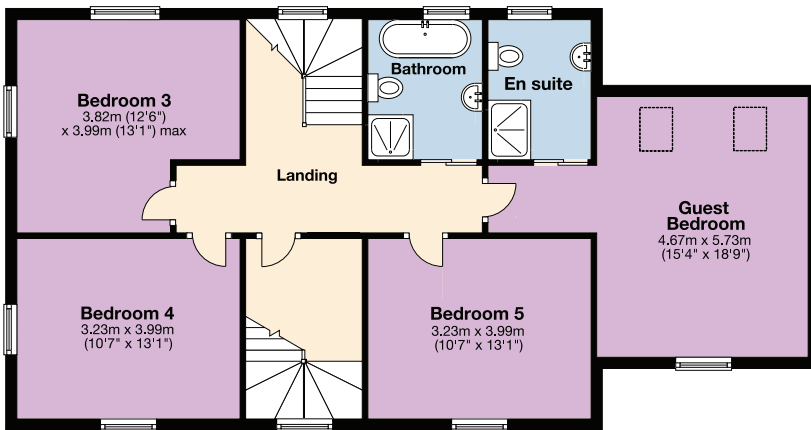
**Ground Floor**



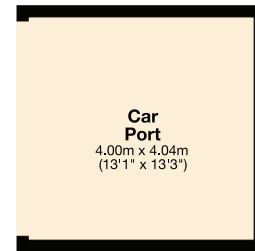
**Second Floor**



**First Floor**



**Outbuilding**



NOT IN ACTUAL POSITION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## NEAR & FAR

The welcoming village of Empingham sits equidistant between the market towns of Stamford and Oakham, which offer excellent rail links, a fantastic array of restaurants, pubs and independent shops.

With Rutland Water's superb leisure facilities within walking distance from the home, you will spend countless hours sailing, walking, fishing, cycling and playing outdoors with the kids. You will also find several challenging golf courses dotted around the area.

The village itself has a pub, medical centre with dispensary, local shop, hairdressers, St Peter's Church and a Methodist chapel, an active bowls and cricket club, as well as a thriving village allotment scene, so there are plenty of opportunities to enjoy the good life amongst this welcoming community.

Educational facilities nearby include a pre-school, Empingham C of E Primary School and Casterton College. With independent schooling in mind, there are many establishments to choose from including Stamford Endowed Schools and Oakham, Uppingham and Oundle Schools all within easy reach offering day and boarding facilities.

Stamford Railway Station offers a one-stop link to Peterborough, which connects to London King's Cross – ideal for commuters and day-trippers alike. Extensive bus routes serve the area, linking to destinations near and far, many of which can be easily accessed by the A1.

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### Local information

**Stamford** 5.5 miles (10 minutes)  
**Oakham** 6 miles (10 minutes)  
**Peterborough** 19 miles (26 minutes)  
**Oundle** 20 miles (30 minutes)  
**Leicester** 28 miles (50 minutes)

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