



10 WHITWELL ROAD

— EMPINGHAM —



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A RURAL RETREAT

Escape to a rural sanctuary at No. 10, Whitwell Road, a cleverly renovated and extended home offering easy flow and spacious, modern living, sat on the cusp of Rutland Water.

Pull onto the large gravel driveway which provides ample parking or make use of the garage with oak car port. Tall hedging to the front and side offers privacy and seclusion.

Make your way indoors, emerging into a stylishly tiled entrance porch and onwards into the light-filled hallway, where the subtle muted shades of this modern home are first revealed, complemented by chic oak detailing.



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DESIGNED FOR LIFE

Immediately drawing you towards the garden through the expanse of bifold doors, the open plan kitchen diner is the sociable hub of the home. Whether it's a frosty morning or sultry summer evening, this modern and stylish room is the ideal retreat where friends and family will naturally gather at the start and end of the day. A contemporary design with a central island unit makes this kitchen one to enjoy. With wall mounted units, fitted worktops and double ovens, the kitchen provides space, convenience, and storage in abundance. Light flourishes in through windows in the vaulted roof, with bifold doors opening to the large terrace to the rear framing those special rural views.

To keep your kitchen chore and clutter free, there is a separate laundry room with door to the side and a guest cloakroom.

Next, time to discover the family snug, with media wall containing fitted shelving and storage. French doors continue the home's seamless connection to the garden and beyond.

What the owners love...

"It is a bright home, offering all you need for family living. We love how sociable the home is, offering lots of space for day to day living and entertaining. The views are spectacular and we love the village life."

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FAMILY FRIENDLY

Follow the flow from the kitchen into the sitting room – a bright area for the whole family to relax and unwind throughout the year. Open the French doors and let in the summer breeze or cosy up by the wood burner come winter.

Remote workers and studious teens will gravitate to the quiet study. With a window to the front aspect, a fitted desk and drawers make this the perfect place in which to be creative. CAT6 Ethernet is fitted throughout the home, ensuring fast and reliable internet for the whole family.

Stow away coats and shoes in the understairs walk-in storage cupboard.

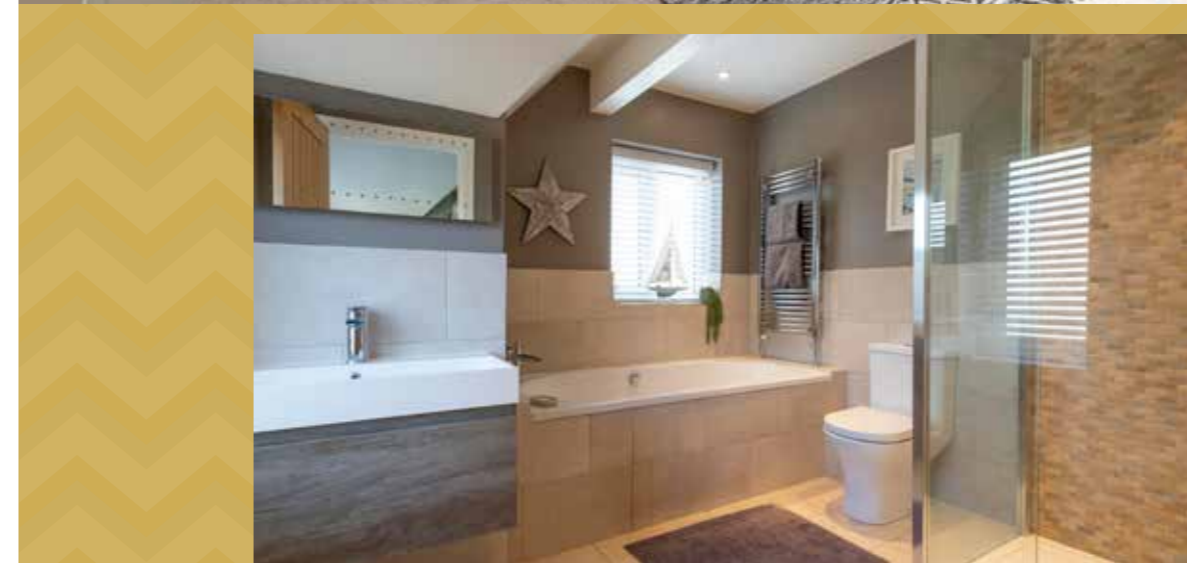


SOAK AND SLEEP

Ascend the split-level staircase to the first-floor landing, capturing sight of the paddock and views beyond. Two large cupboards provide excellent space to tidy away laundry.

The first three appealing double bedrooms can be discovered with breath-taking views out over the garden and green fields.

Refresh and revive in the family bathroom; soak the day away in the deep bathtub or for those busier mornings step into the large walk-in shower with rainfall head.





A PRIVATE SANCTUARY

Furnished with two built-in wardrobes, the principal suite feels private, peaceful, and tucked away. Cosily carpeted and with far reaching views to the rear and side, plantation shutters control the light flow. Refresh in the en suite with large, curved walk-in shower, vanity unit wash basin and lavatory.



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GARDEN DELIGHTS

Perfectly private, the outdoor space at No. 10 Whitwell Road seems to blend into the rolling fields beyond.

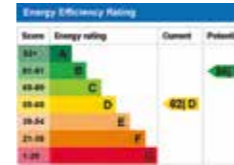
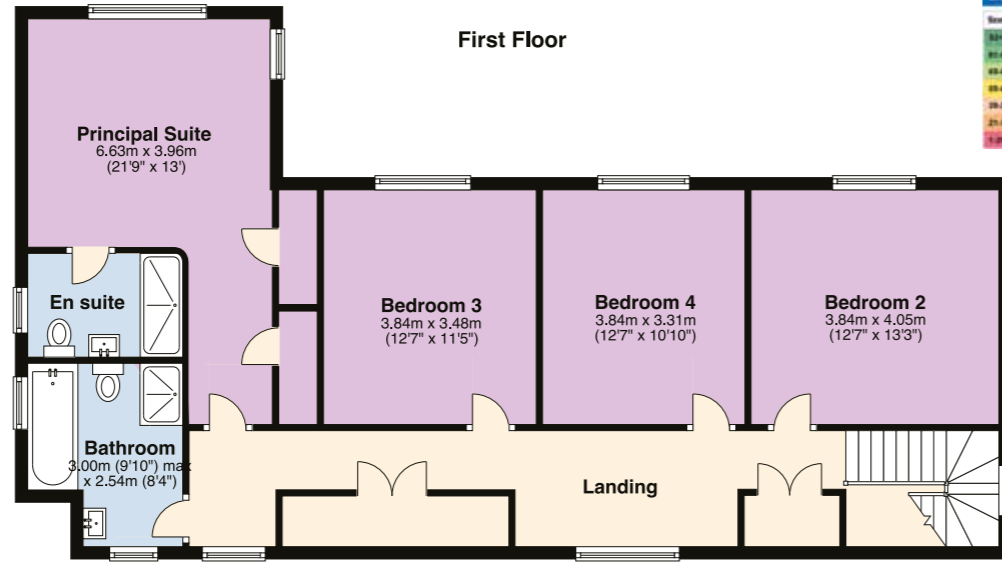
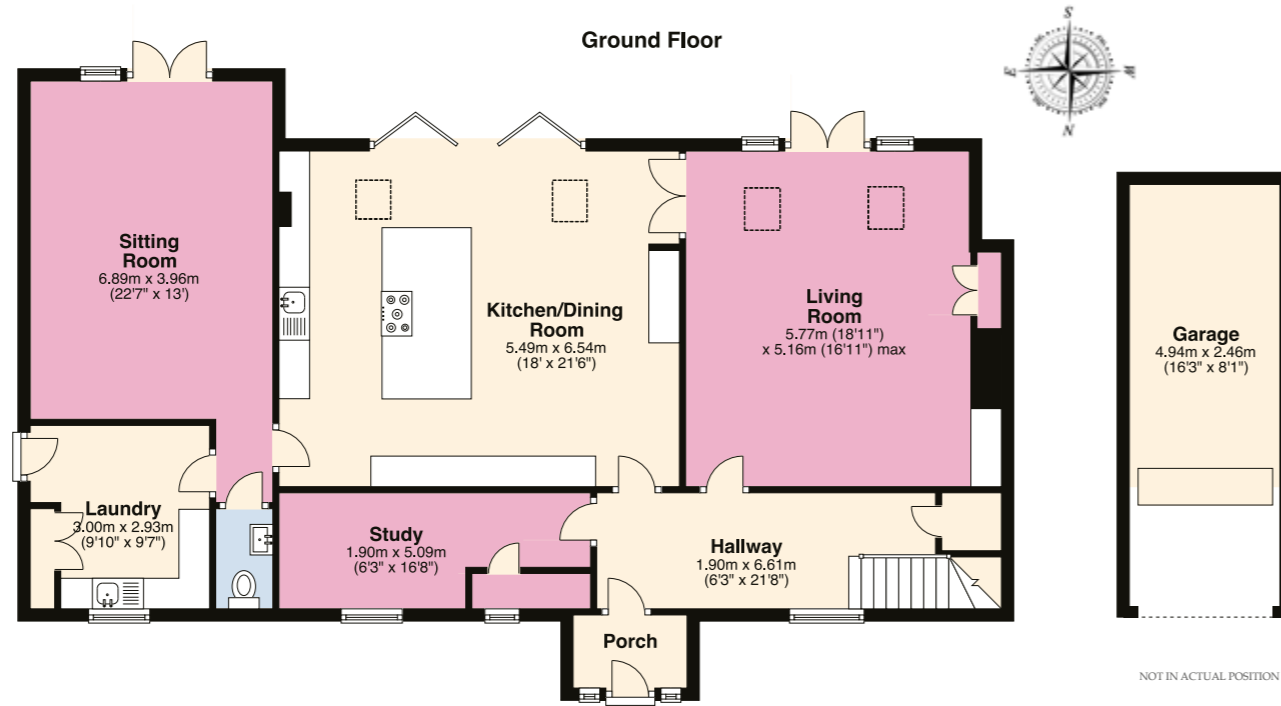
Soak up the sunshine on the wide terrace with a large, lush lawn planted with mature hedging. There is also a beautiful summer house to enjoy throughout the seasons and to tuck yourself away to enjoy the evening sunsets.

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THE FINER DETAILS

- Freehold
- Constructed 1920s
- Detached
- Plot approx. 0.23 acre
- Gas central heating
- Mains electricity, water and sewage
- Rutland County Council, tax band G
- EPC rating D
- South facing garden
- Solar panel

Ground Floor: approx. 138.3 sq. metres (1489.0 sq. feet)
 First Floor: approx. 102.8 sq. metres (1106.9 sq. feet)
 Total area: approx. 241.2 sq. metres (2595.9 sq. feet)



NEAR AND FAR

Community spirit is in abundance in the friendly village of Empingham, a place which regularly hosts Open Garden events, church fund raisers, concerts and bonfire night celebrations.

Head to the village cricket club and catch the sport or join in one of the regular hosted activities at the village hall. Perfect your swing at one of the local golf courses, including Luffenham Heath, Rutland Water, Burghley Park Golf Club, and Woolfox Golf and Country Club.

Pick up your essentials from 'Barbara's Village Store' and register with the village doctors' surgery, which has its own dispensary. There is a primary school in the village with secondary and independent schooling available in nearby Stamford and Oakham.

Explore the walks on your doorstep, or head to Rutland Water and enjoy a stroll by the water. With so many bridleways, footpaths and cycle routes, there is always something new to discover nearby.

Commute with ease between Empingham and London via the Peterborough to Kings Cross direct service, roughly a 45-minute journey. An alternate route from Corby takes you to St. Pancras in a little over an hour.

LOCAL DISTANCES

- Stamford: 5.3 miles (9 minutes)
- Oakham: 5.8 miles (9 minutes)
- Uppingham: 9.6 miles (16 mins)
- Peterborough: 18.7 miles (24 mins)
- Corby: 19.8 miles (29 mins)
- Leicester: 28.2 miles (47 mins)

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10 Whitwell Road, Empingham, Rutland LE15 8PX



To view please call the team on
01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk

