



 SPREY  
PROPERTY

 SPREY  
PROPERTY

Whitwell Road, Empingham  
Offers Over £400,000

---



Located on an elevated position with open countryside views to the rear, this semi-detached home offers well-proportioned accommodation over two floors. Recently refurbished by its current owner to include new gas central heating, new bathroom, upgraded insulation, redecoration, and new carpets throughout. This property offers spacious and flexible living accommodation with potential for further development if required.

This characterful three-bedroom family home is situated just a short walk away from Rutland Water and amenities within the village.

The ground floor boasts three reception rooms, a galley kitchen, cloakroom, and pantry.

Stairs rising to the first-floor landing offers access to the principal bedroom with built-in wardrobes and lovely views over open fields and towards Rutland Water Dam. Two further spacious bedrooms and a family bathroom completes this floor.

Externally the property is approached by a private driveway which leads to a detached over-sized garage. The driveway provides off road parking for several vehicles & turning circle. The front garden has large areas of lawn with a range of well stocked flower beds, trees and fully enclosed by mature hedging. To the rear is a raised lawn, flower borders and patio area which overlooks the fields beyond. AVAILABLE WITH NO FORWARD CHAIN.

FREEHOLD

EPC: D

COUNCIL TAX: C

MAIN: Water, Gas and Electric.





# Whitwell Road, Empingham

Empingham is a highly desirable village within the county of Rutland, being positioned between Oakham and Stamford - the two most popular market towns in the area. The village has a vibrant community feel and offers a range of fantastic amenities including a public house, village store, doctors' surgery, active village hall, church and primary school and lots more.



Total area: approx. 134.9 sq. metres (1452.1 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.

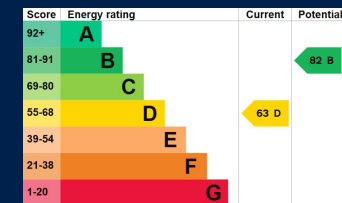
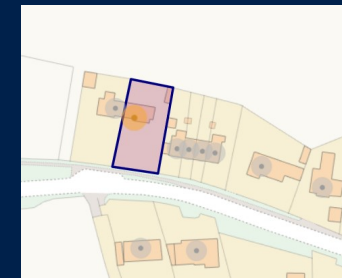


Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements