



23a Main Street

Empingham, Oakham, LE15 8PR

£525,000

Richardson

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Situated within the conservation area of this highly sought after Rutland village of Empingham, which offers a good range of facilities including a doctors surgery and with Rutland Water close at hand, this well designed detached stone built home is offered with no chain. The feeling of space is evident when first entering the property with a wide reception hall with under stairs storage and separate cloakroom. There are two reception rooms with the study/family room positioned to the front with a corner fireplace, sitting room with further fireplace. Double doors opening into the dining area with an attractive vaulted ceiling and velux windows allowing plenty of natural light and replacement French doors to the outside. Wide opening through to the kitchen area which gives an open plan feel which is fitted with a range of built in appliances and door to the outside and further door to the utility room. To the first floor the property offers a large family bathroom, 3 good double bedrooms, 2 with built in wardrobes/cupboards and the master having an ensuite shower room. Also to the first floor is a useful walk in boiler cupboard ideal for additional storage or large airing/drying cupboard. Externally the property has block paved hard standing to the front providing off road parking for 2/3 cars. Secure gated access to the side to the southerly aspect rear garden with patio area, beds and borders with mature apple tree and pathways to 2 useful brick built storage sheds both with power and lighting connected. The whole area is enclosed and offers a good degree of privacy. The property benefits from gas fired central heating and double glazing.

Reception Hall

18'8" x 7'2" (5.7 x 2.2)





Cloakroom
6'6" x 3'11" (2 x 1.2)

Study/family room
11'5" x 9'10" max (3.5 x 3 max)

Sitting room
18'8" x 9'10" (5.7 x 3)

Dining area
13'1" x 9'10" (4 x 3)

Kitchen area
10'9" x 9'10" (3.3 x 3)

Utility
6'5" x 5'2" (1.97 x 1.6)

Bedroom
13'5" x 9'10" (4.1 x 3)

Ensuite
7'2" x 5'6" (2.2 x 1.7)

Bedroom
11'9" x 9'10" (3.6 x 3)

3.3 x 3

Family bathroom

Boiler room
6'6" x 4'5" (2 x 1.35)

External details

The property is set back behind hedging with block paving to the front providing off road parking for 2/3 vehicles. Secure gated access to the side with the rear garden having a patio area leading onto the lawn with flower beds and borders with pathways to 2 useful brick built stores. The whole area has a southerly aspect.

Viewing

By telephone appointment through Richardson Estate Agents 01780 762433



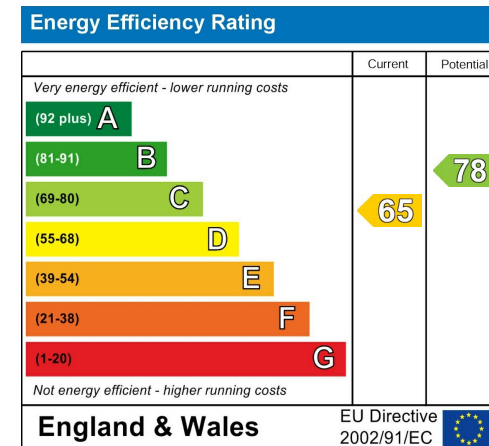
Floor Plan



Area Map



Energy Efficiency Graph



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