



 **SPREY** PROPERTY Crocket Lane, Empingham
Offers Over £685,000





Guide Price - £685,000- £700,000

This beautiful four bedroom detached home, situated in an elevated position, in the sought after Rutland village of Empingham, well-placed for amenities, road and rail links as well as a varied choice of both private and state-run schools within a short distance.

The current owners have maintained and enhanced their family home over the years and it now offers the best of both worlds with two reception rooms, conservatory, also that all-important modern feel breakfast kitchen, utility and downstairs w/c.

To the first floor are four spacious bedrooms, bedroom four is currently used as a study and the principal bedroom with a refitted en-suite shower room and to complete the floor is a family bathroom.

The mature gardens have been greatly tended and stocked with shrubs, herbaceous and fruit trees. With zoned areas offering a private sun terrace and lawn area. There is also a sun house to the top of the garden along with storage shed. To the front is a driveway for several cars and access to a double garage. Side gates access is available to both sides of the house.





TENURE: Freehold
All Mains Connected
EPC: TBC
COUNCIL TAX: F







ENTRANCE HALL:

LIVING ROOM: 6.20m x 3.51m (20'4" x 11'6")

DINING ROOM: 3.82m x 3.21m (12'6" x 10'6")

CONSERVATORY: 3.19m x 4.01m (10'5" x 13'2")

KITCHEN/BREAKFAST ROOM: 3.82m x 3.08m (12'6" x 10'1")

UTILITY: 2.28m x 2.20m (7'6" x 7'3")

CLOAKROOM:

LANDING:

BEDROOM ONE: 4.04m x 3.51m (13'3" x 11'6")

ENSUITE:

BEDROOM TWO: 4.04m x 3.23m (13'3" x 10'7")

BEDROOM THREE: 4.04m x 2.59m (13'3" x 8'6")

BEDROOM FOUR: 2.06m x 3.51m (6'9" x 11'6")

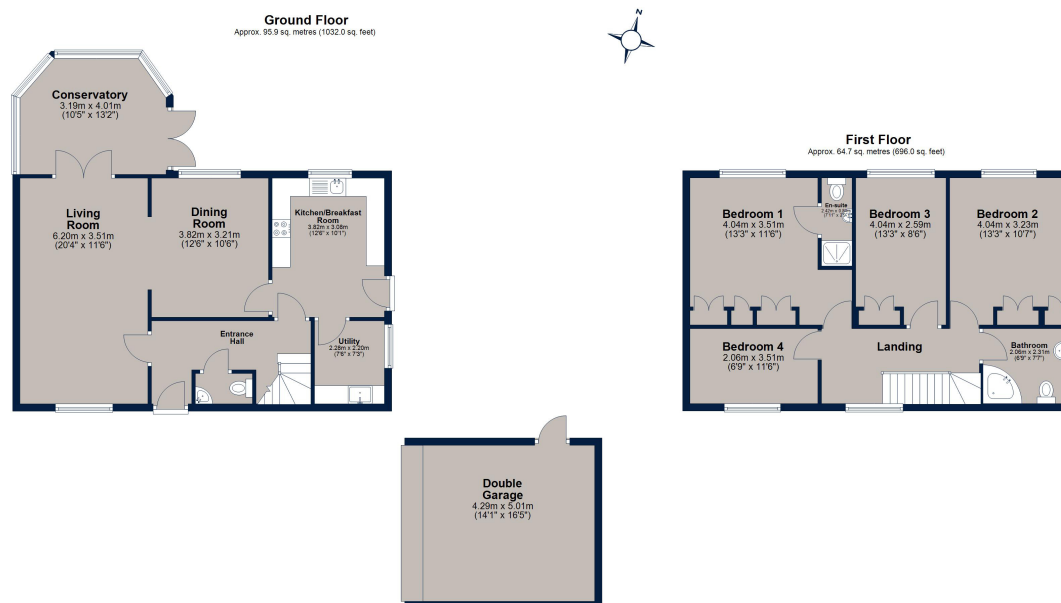
BATHROOM: 2.06m x 2.31m (6'9" x 7'7")

DOUBLE GARAGE: 4.29m x 5.01m (14'1" x 16'5")





Crocket Lane, Empingham



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

VILLAGE LIFE 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.

EPC TBC



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