



School Lane, Empingham
Offers In Excess Of £575,000





Tucked away in a peaceful cul-de-sac in the highly desirable Rutland village of Empingham, this delightful, stone built, three-bedroom detached bungalow offers the perfect blend of peaceful village living and modern convenience.

Set on a generous plot, the property boasts a wrap-around garden, a spacious garage with both internal and external access, and a separate utility/sunroom ideal for enjoying garden views year-round.

Step into the light-filled entrance porch which opens into a wide and welcoming hallway, thoughtfully designed with built-in storage. Off one end of the hall, you'll find convenient internal access to the garage, as well as two well-proportioned double bedrooms, both with built-in wardrobes. A contemporary family bathroom is also located here, featuring a full-size bath and a separate walk-in shower.

The principal bedroom is situated on the opposite side of the property, offering excellent privacy. Generous in size, it also benefits from built-in storage and is served by a stylish three-piece ensuite.

At the heart of the home is a beautifully bright and spacious wrap-around reception room. With its triple aspect and French doors opening onto the garden, the room is flooded with natural light. Neutral décor and a versatile layout make it ideal for both relaxing and entertaining, comfortably accommodating open-plan living and dining areas.





The well-appointed kitchen is clean, bright and practical, offering an abundance of wall and base units, integrated appliances, and ample workspace. Adjoining the kitchen is a charming utility/sunroom with garden access-a perfect space for morning coffee, hobbies, or simply enjoying the view.

This beautifully presented home offers a rare opportunity to enjoy a tranquil village lifestyle without compromising on space, comfort, or connectivity.

Tenure: Freehold
All Mains Services Connected
Council Tax: Band E
EPC : C







DIMENSIONS

RECEPTION ROOM : 6.91 m x 6.68 m (22'8" x 21'8")

KITCHEN : 4.98 m x 3.12 m (16'4" x 10'3")

UTILITY / SUNROOM : 3.61 m x 2.92 m (11'10" x 9'7")

BEDROOM 1 : 5.08 m x 3.48 m (16'8" x 11'5")

BEDROOM 2 : 3.48 m x 3.38 m (11'5" x 11'1")

BEDROOM 3 : 3.48 m x 3.28 m (11'5" x 10'9")

BATHROOM :

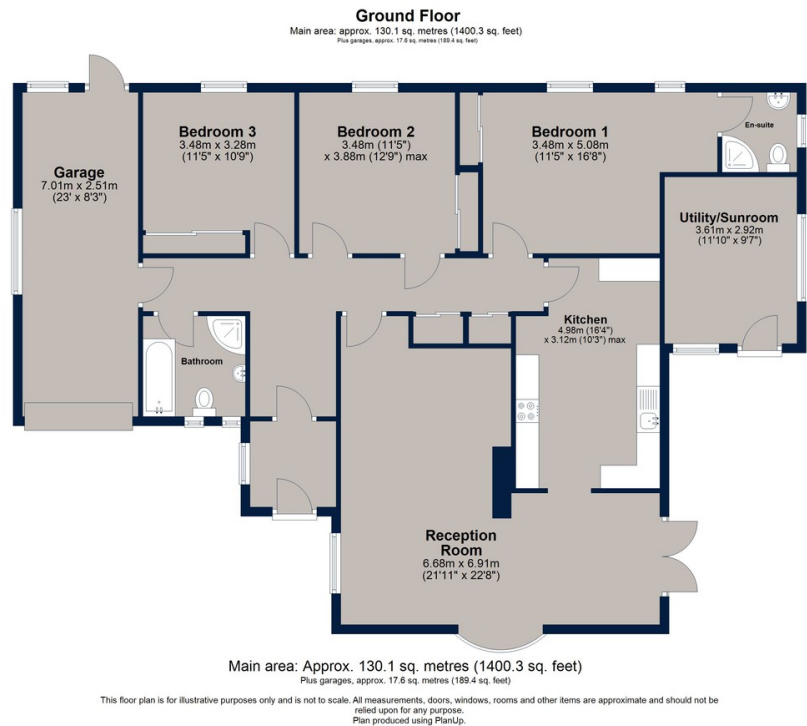
ENSUITE :

GARAGE : 7.01 m x 2.51 m (23' x 8'3")

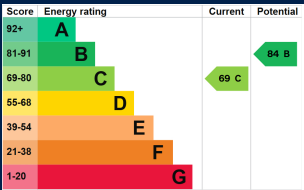




School Lane, Empingham



Tucked away in the Rutland village of Empingham, this charming stone-built three-bedroom detached bungalow offers peaceful village living with modern comforts. Featuring a wrap-around garden, spacious garage, utility/sunroom, bright reception room, and well-equipped kitchen, it combines privacy, style, and practicality.



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