



School Lane, Empingham
Offers In Excess Of £600,000





Tucked away in a quiet 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.







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")

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.

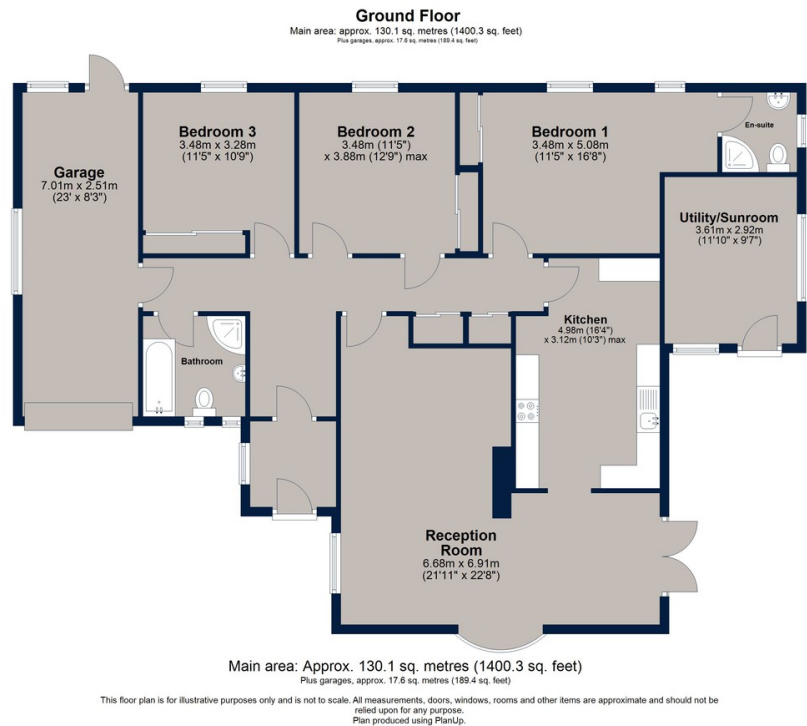
For the countryside lovers, Empingham is the perfect location being within walking distance to the famous Rutland Water with a number of different cycle/walking routes available as well as activities for families. The market town of Oakham is just 6 miles away, offering further services including restaurants, supermarkets and a hospital. The Georgian town of Stamford is just over 5 miles away, where a number of historical buildings can be found including The George Hotel.

Empingham is well-positioned for families searching for independent schooling, with Oakham School, Stamford Endowed Schools, Oundle School and Uppingham School all within easy distance of the village. The village is serviced by regular bus routes connecting through to neighbouring villages and towns. The nearest train stations are located in both Oakham and Stamford, where commuters can reach London Kings Cross from Peterborough in under an hour.

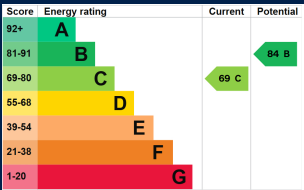




School Lane, Empingham



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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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