



Offers Over £575,000 | Freehold  
Willoughby Drive, Empingham, Oakham, LE15 8PY





## Willoughby Drive, Empingham, LE15 8PY

- Five Bedroom Extended Detached
- Sought after Location
- Extended for Flexible Living
- Scope for Further improvements/extension (STPP)
- Ensuite to Principal Bedroom
- Enclosed Rear Garden with Degree of Privacy
- Driveway Parking
- Situated in the highly desirable village of Empingham, this spacious and extended five-bedroom detached family home offers exceptional family accommodation and still scope to extended (STPP) in a prime village setting.

The property is entered via a welcoming entrance hall with stairs rising to the first floor. The generous living room features an attractive fireplace and opens into a conservatory overlooking the garden, creating an excellent space for both relaxing and entertaining.

At the heart of the home is a well-appointed kitchen leading through to a versatile family room/dining room, ideal for modern family living. Further accommodation to the ground floor includes a useful utility room, downstairs W/C and a fifth bedroom, offering flexibility for guests, home working or multi-generational living.

To the first floor are four well-proportioned bedrooms comprising three doubles and one good-sized single bedroom. The principal bedroom benefits from an ensuite featuring both a bath and walk-in shower, whilst the remaining bedrooms are served by a contemporary family shower room.

Empingham is a thriving and welcoming village with a strong community spirit and an excellent range of amenities including a popular public house, village shop, post office and well-regarded primary school. Perfectly positioned for commuters, the property enjoys easy access to the A1 link road, whilst the attractive market towns of Stamford and Oakham are both within convenient reach.

The stunning Rutland Water is also on the doorstep, offering a wealth of outdoor and leisure activities including walking, cycling, sailing and nature reserves.

An outstanding opportunity to acquire a substantial family home in one of Rutland's most sought-after villages.



 SPREY  
PROPERTY





## 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. Perfectly positioned for commuters, the property enjoys easy access to the A1 link road, whilst the attractive market towns of Stamford and Oakham are both within convenient reach.

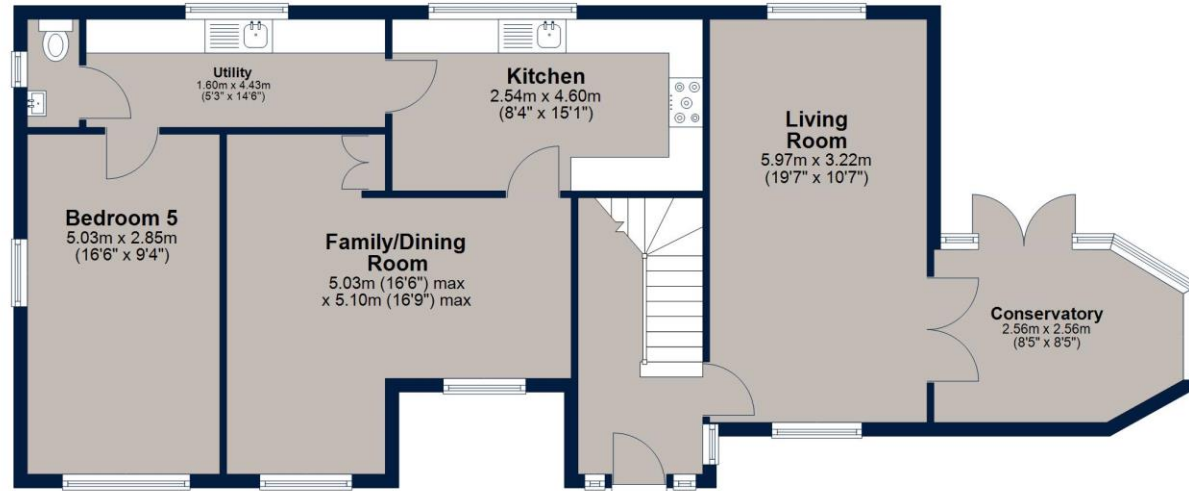
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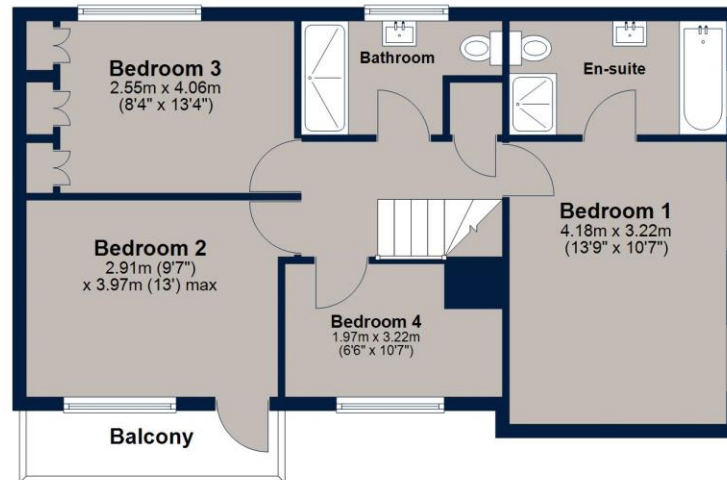
### Ground Floor

Approx. 92.1 sq. metres (991.0 sq. feet)



### First Floor

Approx. 59.2 sq. metres (637.6 sq. feet)  
(excluding Balcony)



Total area: approx. 151.3 sq. metres (1628.6 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. [www.m-photo.pro](http://www.m-photo.pro)  
Plan produced using PlanUp.

## Key Information

Local Authority

Council Tax  
Band = E

Tenure  
Freehold

EPC  
Rating = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		



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