



Offers Over £575,000 | Freehold

Willoughby Drive, Empingham, Oakham, LE15 8PY





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- 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
 - Cul De Sac Location
-

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.



 SPREY
PROPERTY





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.

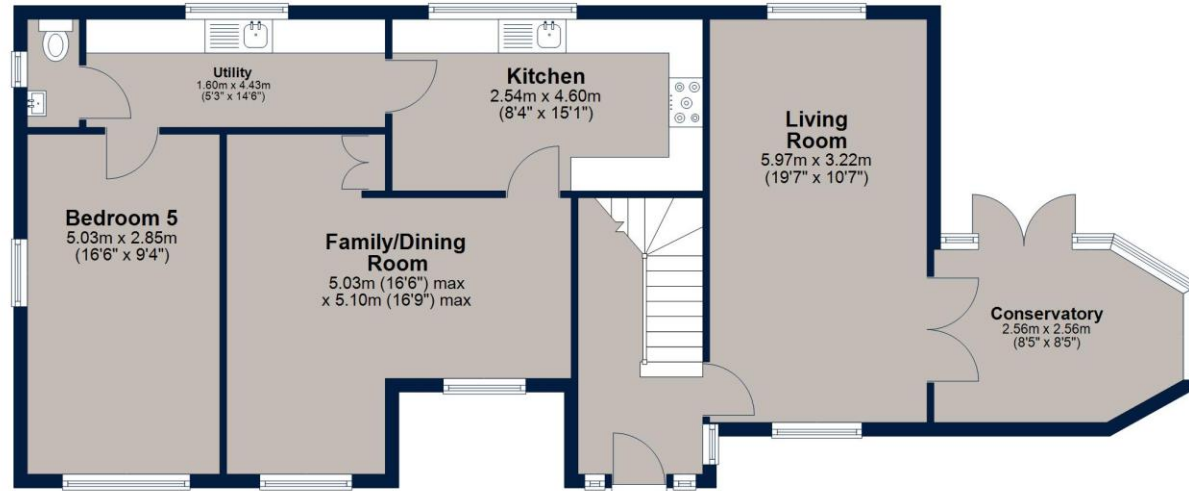
The stunning Rutland Water is also on the doorstep, offering a wealth of outdoor and leisure activities including walking, cycling, sailing and nature reserves.

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



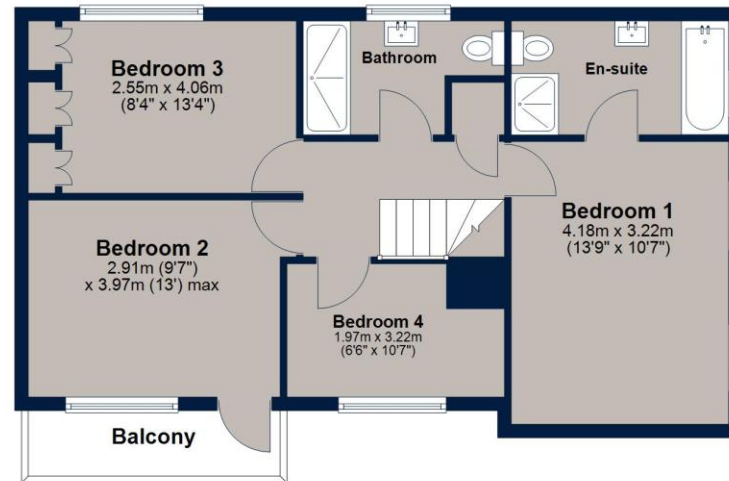
Ground Floor

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
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Key Information

Local Authority

Council Tax
Band = E

Tenure
Freehold

EPC
Rating = To be confirmed



Osprey OakhamSales
4 Burley Road, Oakham
Rutland
LE15 6DH

T: **01572 756675**

osprey-property.co.uk

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