



 SPREY  
PROPERTY

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Whitwell Road, Empingham  
Offers Over: £425,000









Situated in a picturesque position with open countryside views to all aspects, this semi-detached character property offers well-proportioned accommodation over two floors. The property is approached by a private driveway which leads to a detached double garage. The driveway providing off road parking for several vehicles, with turning circle and hard standing space for caravan/motor home if desired.

Introducing this impressive four-bedroom, family home situated just a short walk away from Rutland Water and amenities within the village. Offering spacious and flexible living areas, this property presents an opportunity for those seeking to improve or remodel. Picturesque views surround the property. The ground floor boasts four reception rooms, a well-equipped kitchen, cloakroom, and separate Utility.

Stairs rising to the first floor landing you will discover the principal bedroom with bay window and en-suite bathroom. Three further spacious bedrooms and a family bathroom. Externally, the property offers well-manicured gardens to the front and rear aspect with large areas of lawn and a range of well-planted flower beds, trees and fully enclosed by mature hedging. To the front, the property overlooks open fields across to Rutland Water and to the side and rear aspect the property overlooks rolling countryside. AVAILABLE WITH NO FORWARD CHAIN.







FREEHOLD

EPC: D

COUNCIL TAX: C

MAIN: Water, Gas and Electric.











ENTRANCE HALL:

LIVING ROOM: 5.97m x 3.05m (19'7" x 10')

DINING ROOM: 4.15m x 3.94m (13'7" x 12'11")

STUDY: 2.79m x 2.27m (9'2" x 7'5")

KITCHEN: 2.39m x 3.89m (7'10" x 12'9")

BREAKFAST ROOM: 3.14m x 3.52m (10'4" x 11'7")

UTILITY ROOM:

REAR LODDY:

W/C:

LANDING:

BEDROOM ONE: 2.52m x 3.89m (8'3" x 12'9")

EN-SUITE:

BEDROOM TWO: 4.02m x 4.16m (13'2" x 13'8")

BEDROOM THREE: 3.14 x 3.52m (10'4" x 11'7")

BEDROOM FOUR: 4.02m x 2.59m (13'2" x 8'6") L- Shaped

FAMILY BATHROOM:

DOUBLE GARAGE: 5.77m x 5.24m (18'11" x 17'2")

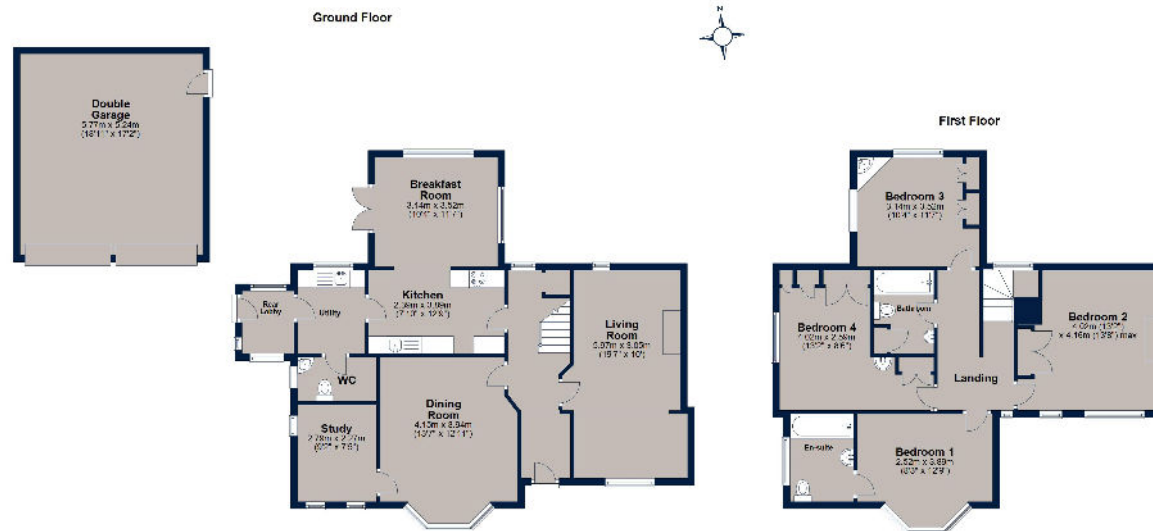








# Whitwell Road, Empingham



Total area: approx. 188.0 sq. metres (2002.2 sq. feet)  
 Plans to be furnished upon enquiry and may not be representative of the property. Plans to not to scale. Plans produced by 05/11/2022  
 (not for construction or other purposes)



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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 plus lots more.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		



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