



Main Street

Empingham, Oakham, LE15 8PR

Offers Over £450,000

Richardson

Main Street

Empingham, Oakham,



An attractive individual stone bungalow on a generous 0.2 acre mature plot with large barn/garaging within this highly sought after village. With strong elements of grandeur of a bygone era, Hallstones has a Collyweston roof and is understood to have been built from salvaged ashlar stone from nearby Normanton Hall which was demolished in 1925, and the original plot was once part of Normanton Estate, as was much of Empingham at the time. The property is not Listed, but is within the conservation area of the village and has strong symmetry with pillared portico and box bay sash windows. Although now in need of modernisation it does give any buyer a great opportunity to bring the property into the 21st century within its external period splendour. With high ceilings throughout, the accommodation comprises of reception hall, sitting room with stone fireplace, dining room with full height panelled picture sash windows with shutters overlooking the garden, kitchen breakfast room, 3 well proportioned bedrooms and large bathroom. Set back with hedging to the front and central pathway to the front door passing through lawns,. Opening to the side of the property giving access to the large detached garage/workshop with brick flooring which could be used for a variety of uses with a high pitched pantile roof and double doors out to Main Street. Two further stone sheds with tiled roofs giving additional storage to the side of the property. Opening to the rear with raised terrace leading onto enclosed rear garden with lawns and mature shrubs and a southerly aspect. The property has gas central heating and is offered with No Chain.

Entrance portico

Entrance hall

Entrance porch

Sitting room
20'11" x 14'11" max (6.38m x 4.57m max)

Dining room
12'10" x 14'11" max (3.92m x 4.55m max)

Kitchen diner
12'9" x 12'5" (3.91m x 3.8m)





Bedroom
12'10" x 14'11" max (3.93m x 4.57m max)

Bedroom
12'11" x 12'9" (3.96m x 3.91m)

Bedroom
9'3" x 7'5" (2.82m x 2.27m)

Bathroom
7'5" x 8'10" min (2.27m x 2.7m min)

Garage/Workshop
28'4" x 16'11" (8.64m x 5.16m)

External details

Set on a plot of approximately 0.2 acres and set back behind hedging with large detached garage/workshop and two further stone built stores. Enclosed southerly aspect rear garden with high degree of privacy.

Tenure
Freehold

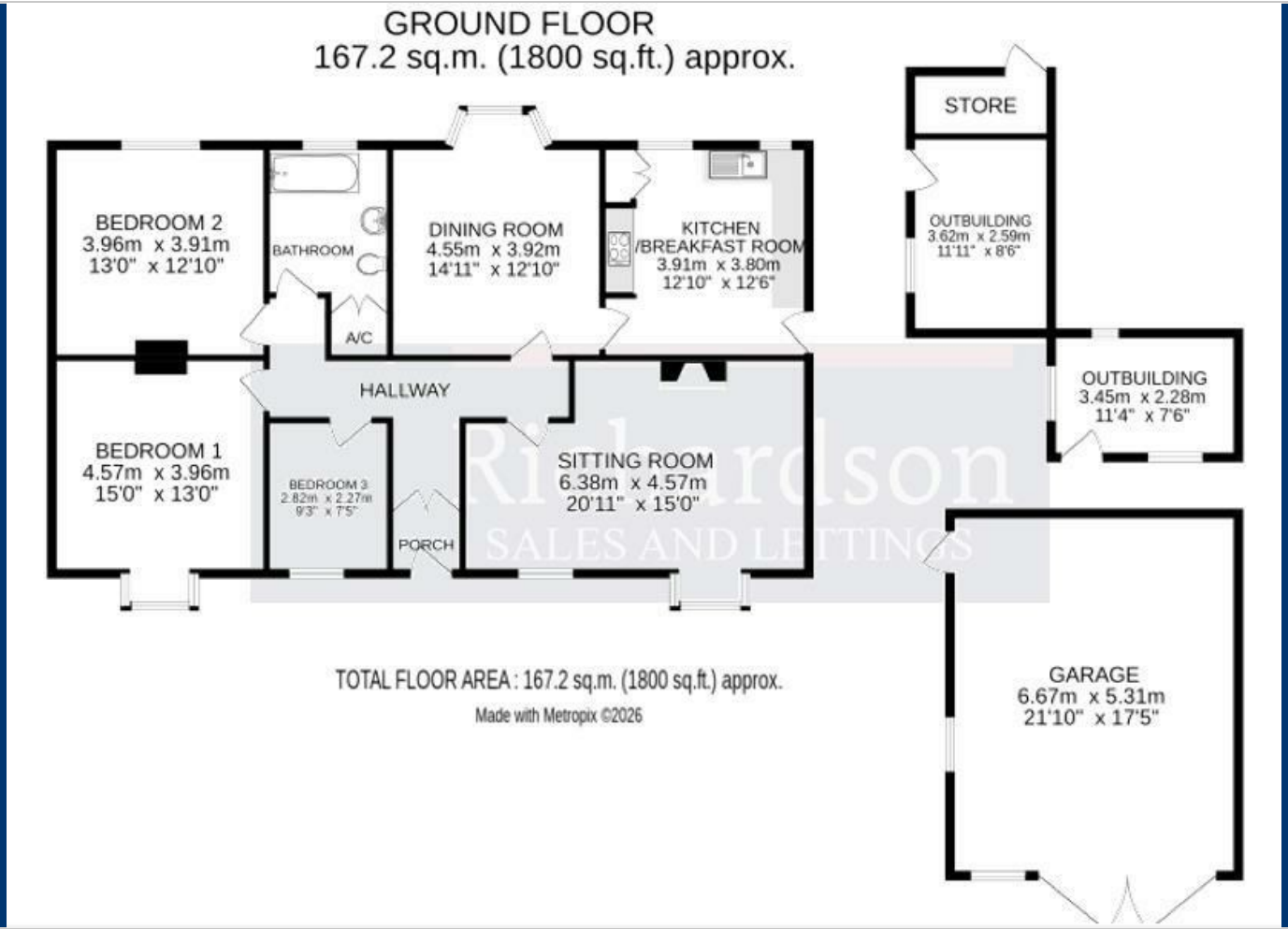
Services
All mains services connected with gas central heating.

Council Tax
Rutland District Council Tax Band E

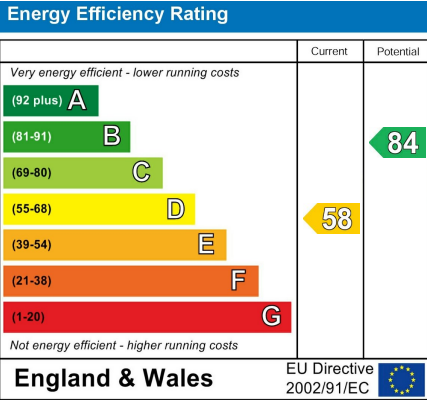
Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk





Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.