



11 MAIN
STREET
EMPINGHAM



FAMILY-FRIENDLY FLOW

A cosy and elegant snug awaits to the right off the hallway, illuminated by a front-facing window and pretty wall-lighting. With a natural stone fireplace and hearth surrounding a gas fire drawing the room together, it's a delightful zone for curling up on the sofa in the evening with your loved ones.

Just beyond lies the fabulous open plan family living space, informally divided into a reception and dining area, and a beautiful kitchen. In the relaxed seating area you will find a cosy log-burning stove – flanked by windows either side. A handy under stairs cupboard provides storage for coats, shoes and toys.

From the dining area, double doors tempt you out onto the rear courtyard – where better to savour a continental breakfast on a summer's morning? This carpeted family space flows into modern country style kitchen. Fully kitted out with an array of immaculate wall and base units wrapping around a fantastic central island, the kitchen is the true heart of this family home.



WELCOME TO NUMBER 11

Pull onto your private driveway that provides parking for three vehicles. A shared iron gate and a paved pathway bordered by shrubs ushers you to a canopied front door set within a red brick exterior edged by cornerstones.

Alternatively, take the wooden gate from the driveway to reach a part-glazed stable door leading straight into the utility room – very convenient when returning from a muddy dog walk or a trip to nearby Rutland Water.

For now, continue to the main entrance and step into the hallway. The high ceilings evident here continue throughout. Straight ahead, a carpeted staircase ascends to the first floor.



SOAK & SLEEP

Head upstairs where a door to your right opens into a double, front-facing bedroom with high ceiling. A second double bedroom lies just around the corner and features pleasant views over the garden. A contemporary family bathroom serves these two rooms and includes a white three-piece suite with a shower over the bath – finished with white brick-effect tiling.

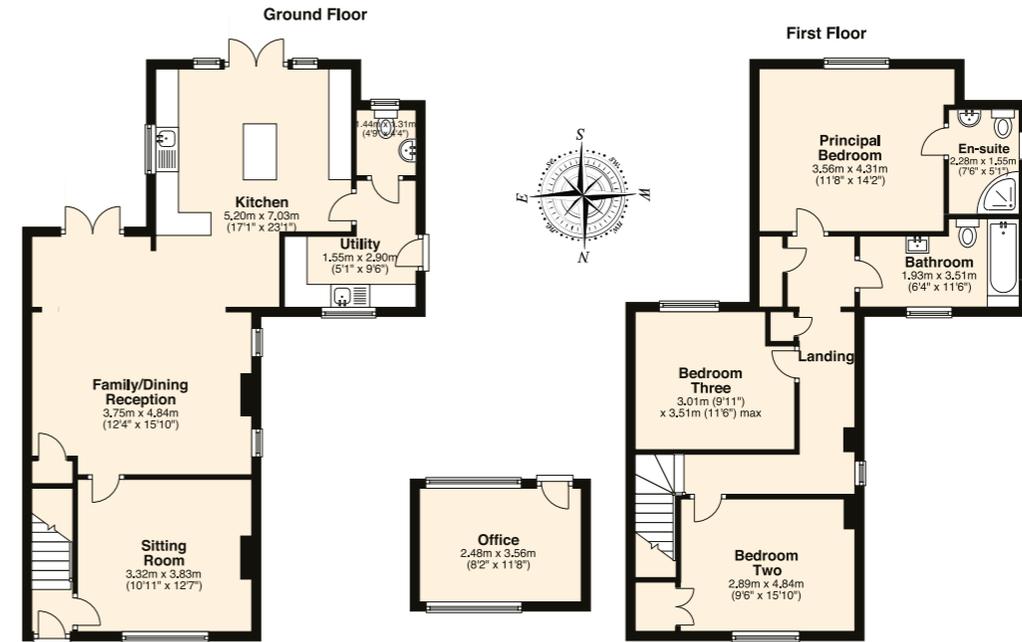


The rear principal suite boasts a gorgeous view over the garden, chimney-pots and tree tops to the church beyond. This sizable double bedroom has plenty of space to add a large wardrobe and additional bedroom furniture, while the en suite contains a corner shower with rainfall-style head, a basin and loo.

SUNNY SPACES

The south-facing, sun-trap garden features a large paved terrace with a garden shed and storage area tucked to the side. Steps descend to a fenced garden mainly laid to lawn with flower and shrub borders, a vegetable bed with a further garden shed, and a rear access gate. You even have a lovely view of the church spire through the trees.

A converted garden office occupies the corner of the terrace within a few steps of the home – ideal for home workers or for those who dream of a private gym, writer's den or art studio.



THE FINER DETAILS

Freehold
 Semi-detached
 Conservation Area
 Rutland County Council, council tax band D (£2,074.40 as at 2020/2021)
 Constructed 1933 and later extended
 Gas Central Heating with Nest controls
 Mains gas, electric, water and sewage

Ground Floor: approx. 75.8 sq. metres (816.0 sq. feet)
 First Floor: approx. 62.5 sq. metres (672.6 sq. feet)
 Total area: approx. 138.3 sq. metres (1488.6 sq. feet)



EXPLORING EMPINGHAM

The village of Empingham sits equidistant between the market towns of Stamford and Oakham, which have excellent rail links, a fantastic array of restaurants, pubs, and amenities as well as open-air markets. With Rutland Water's amazing leisure facilities also just a stone's throw away. You will also find several excellent golf courses dotted around the area.

The village itself has a pub, medical centre with dispensary, local shop, hair salon, two churches, an active bowls and cricket club, playing field with a fantastic array of children's equipment and vegetable garden allotments, so there are plenty of opportunities to get stuck into this vibrant and welcoming community life.

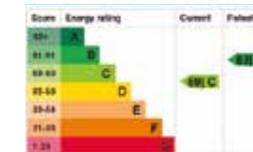
Educational facilities include a pre-school, Empingham CoE Primary School, rated 'Good' by

Ofsted, and the highly-regarded secondary school, Casterton College, close by.

Stamford railway station offers a one-stop link to Peterborough, which connects to London King's Cross – ideal for commuters and day-trippers alike. Extensive bus routes serve the area, linking to destinations near and far – also easily accessed by road via the A1.

LOCAL INFORMATION

- Stamford:** 5.3 miles (9 minutes)
- Oakham:** 5.8 miles (9 minutes)
- Uppingham:** 9.6 miles (16 mins)
- Witham on the Hill:** 11 miles (17 mins)
- Peterborough:** 18.7 miles (24 mins)



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