



**45 Willoughby Drive, Empingham, Rutland, LE15 8PY**  
**Guide Price £525,000**



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**45 Willoughby Drive, Empingham, Rutland, LE15 8PY**  
**Tenure: Freehold**  
**Council Tax Band: F (Rutland County Council)**



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An opportunity has arisen to acquire an extended detached house with double garage, ample off-road parking and an established, beautifully landscaped, private garden situated a desirable Rutland Water village.



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Requiring routine modernisation and updating, the property offers immense potential for a buyer to create a home of their dreams in a sought-after location.

The accommodation benefits from gas-fired central heating system and full double glazing and can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, Sitting Room, Dining Room, Breakfast Kitchen, Utility Room; FIRST FLOOR: five Bedrooms, Bathroom.

The property is available with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall 6.15m x 1.85m (20'2" x 6'1")

UPVC double-glazed entrance door with glazed side panels, radiator, stairs leading to first floor, understairs cupboard, window to side.

##### WC 0.97m x 2.59m (3'2" x 8'6")

Two-piece suite comprising low-level WC and wash hand basin, radiator, wood floor, window to side.

##### Sitting Room 7.80m x 3.84m (25'7" x 12'7")

Large, dual-aspect reception room with open fireplace with raised stone hearth, stone surround and adjoining matching display plinth, two radiators, wall-light points, window to front, French doors with glazed side panels giving access to private rear garden, internal double doors to Dining Room.

##### Dining Room 3.40m x 3.35m (11'2" x 11'0")

Radiator, window overlooking rear garden.

##### Breakfast Kitchen 2.82m x 4.62m (9'3" x 15'2")

Range of floor and wall-mounted units, inset sink, integrated Zanussi electric hob with extractor above, integrated eye-level Electrolux double oven, space for upright fridge-freezer, built-in storage cupboard, radiator, window to rear providing garden views, door to Utility Room.

##### Utility Room 2.49m x 1.63m (8'2" x 5'4")

Fitted floor and wall-mounted units, Belfast sink, space and plumbing for washing machine, wall-mounted Worcester gas central heating boiler, radiator, window to side, external door.

#### FIRST FLOOR

##### Landing

Built-in airing cupboard housing hot water cylinder, loft access hatch.

##### Bedroom One 3.94m incl wardrobes x 3.84m (12'11" incl wardrobes x 12'7")

Range of fitted wardrobes, radiator, window to front.

##### Bedroom Two 3.07m x 4.60m incl wardrobes (10'1" x 15'1" incl wardrobes)

Range of fitted wardrobes, radiators, window to front.

##### Bedroom Three 3.76m incl wardrobes x 2.97m (12'4" incl wardrobes x 9'9")

Range of fitted wardrobes, radiator, window providing views over private rear garden.

##### Bedroom Four 2.82m x 2.69m (9'3" x 8'10")

Radiator, window providing views over private rear garden.

##### Study/Bedroom Five 1.73m x 2.69m (5'8" x 8'10")

Range of fitted study furniture, radiator, window to side.

##### Bathroom 1.88m x 2.74m (6'2" x 9'0")

Refitted with modern white suite comprising panelled bath, separate shower cubicle with Mira shower, low-level WC, vanity hand basin with mixer tap and storage beneath, radiator with integral towel rail, tiled walls, shaver point, window to rear.

#### OUTSIDE

##### Integral Double Garage 5.00m x 5.23m (16'5" x 17'2")

Light and power, two electric roller shutter doors, window to side, personnel door to rear garden.

##### Front Garden

The open-plan frontage of the property is accessed via a block-paved driveway leading to the garage and providing ample off-road parking for several vehicles. Adjoining the driveway is a shaped lawn with inset specimen tree.

A hand gate leads to the concreted area to the side of the house and links front and rear of the property.

##### Rear Garden

The fully enclosed rear garden is privately screened

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by mature hedges and trees and enjoys a southerly aspect. The garden has been arranged to feature a large, raised, paved patio area with a rockery feature immediately to the rear of the house and lawn with a wide variety of specimen trees, shrubs and plants.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:

EE - good outdoor  
O2 - good outdoor and in-home  
Three - good outdoor  
Vodafone - good outdoor, variable in-home  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### EMPINGHAM

Empingham is a delightful village, situated midway between Stamford and Oakham. It has many facilities including a junior school, doctor's surgery, two churches, a pub together with cricket and bowls clubs. The village shop too offers a wide variety of goods including a newspaper service.

There is a bus service to Oakham and Stamford where there is a good range of shops and market catering for most needs.

Schools in the area, in addition to the school in the village, for older children the bus collects them for Casterton College or there are private schools in Oakham, Uppingham and Stamford.

For commuters Empingham is ideally positioned with good traveling by car to a number of centres including Peterborough, where there is a frequent train service to London, Kings Cross (50 mins), Kettering, Corby, Leicester, Nottingham, Grantham and Melton Mowbray.

Within the area are a number of sporting facilities including golf, football, rugby, tennis etc. Rutland Water too is close by where one can enjoy sailing, windsurfing or a walk around the lake.

### COUNCIL TAX

Band F  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be

repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith

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and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property 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.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003



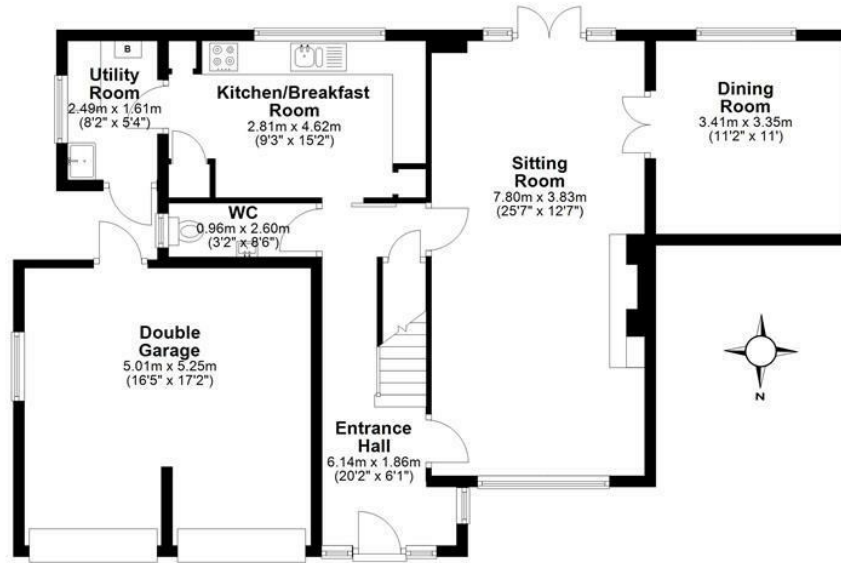




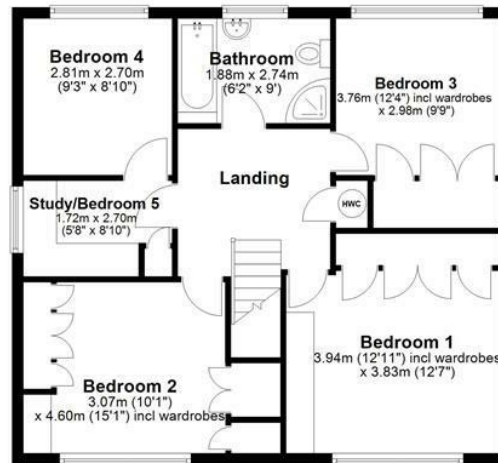




**Ground Floor**  
Approx. 102.5 sq. metres (1103.5 sq. feet)



**First Floor**  
Approx. 67.0 sq. metres (720.9 sq. feet)



Total area: approx. 169.5 sq. metres (1824.4 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>72</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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