



Willoughby Drive, Empingham
£585,000





This late 1960s detached property is located on a quiet, tree-lined drive with good spacing between homes. It has been a family home for 43 years and sits on a generous plot.

The south-facing garden is enclosed and not overlooked, backing onto the grounds of a manor house. Measuring approximately 70 feet by 70 feet, it is laid to lawn with herbaceous borders and mature trees at the rear. There are patio areas to the side and back of the house, as well as a sunken seating area at the bottom of the garden. A summerhouse is positioned on the right side, and a large shed is tucked away on the left, ideal for garden storage.

The kitchen overlooks the garden and includes a full range of units and a breakfast bar. A door leads to the utility room, which was extended by the current owner and has patio doors to the garden. The oil-fired boiler, located in the utility room, was installed 18 months ago and has been recently serviced.

The hallway provides access to various parts of the house. To the right, glazed double doors lead into the dining room, which was converted from one of the original garages. Opposite the dining room is a cloakroom and an open understairs area.

To the left of the hallway is the reception room, which runs the full width of the house. It has patio doors leading to the garden and features a multi-fuel burner installed 18 months ago. At 26 feet long, the room offers flexible space.





Stairs from the hallway lead to a wide landing. The stair and landing carpets are relatively new. Upstairs, there is a modern family shower room and five bedrooms.

The main bedroom includes a built-in double cupboard and a wash basin. Bedroom two is a double room with views of the garden. Bedroom three is another double with a large built-in cupboard and a front aspect. Bedrooms four and five have been combined into one larger room but could be separated again. There is potential to add an en-suite.

Outside, the property has a single garage with a side window and electric door, currently used for storage. A side gate next to the garage provides access to a passage for bins and leads to the garden. The block-paved driveway can accommodate up to five cars, with the remaining front area laid to lawn and flowerbeds.

Tenure: Freehold
Oil Central Heating
Council Tax: Band E
EPC: Rating D







PORCH

ENTRANCE HALL 16' x 6' 2" (4.88m x 1.88m)

LIVING ROOM 25' 6" x 12' 8" (7.77m x 3.86m)

KITCHEN/BREAKFAST ROOM 9' 1" x 15' (2.77m x 4.57m)

DINING ROOM 15' 8" x 8' (4.78m x 2.44m)

UTILITY ROOM 12' 10" x 7' 8" (3.91m x 2.34m)

CLOAKROOM 4' 2" x 8' (1.27m x 2.44m)

LANDING

BEDROOM ONE 12' 9" x 12' 8" (3.89m x 3.86m)

BEDROOM TWO 10' x 12' 1" (3.05m x 3.68m)

BEDROOM THREE 12' 5" x 10' (3.78m x 3.05m)

BEDROOM FOUR 15' 2" x 8' 9" (4.62m x 2.67m)

SHOWER ROOM 5' 5" x 8' 10" (1.65m x 2.69m)

EXTERIOR

GARDENS

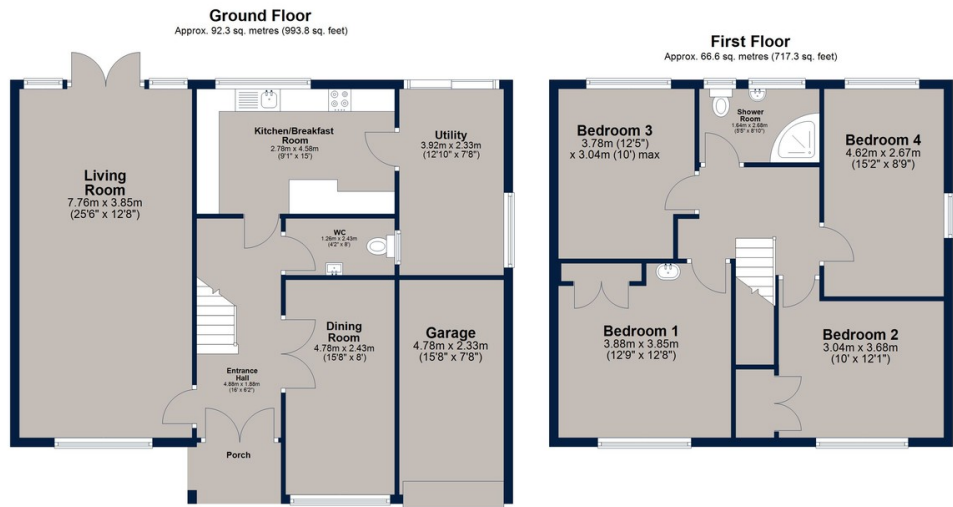
DRIVEWAY

GARAGE

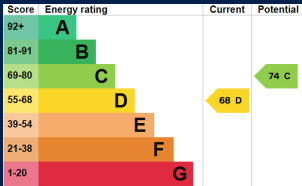




Willoughby Drive, Empingham



This detached late-1960s home sits on a generous plot in a quiet, tree-lined setting and has been a family home for over four decades. It offers spacious living areas, a south-facing garden that backs onto manor grounds, and four bedrooms with flexible layout options. With off-street parking for multiple cars, a garage, and well-planned outdoor spaces, it provides both privacy and practicality.



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