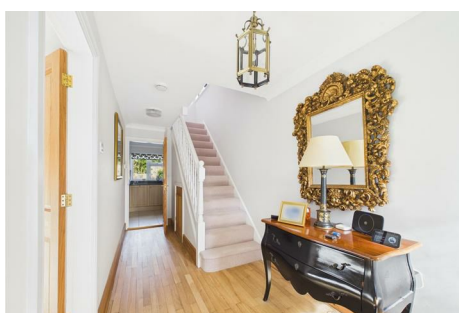




Willoughby Drive Empingham, LE15 8PZ

A Well Presented and Spacious Four Bedroom Detached Family Home, Situated in a Sought After Location within the Popular Village of Empingham. Offering approximately 1,378 sq ft of accommodation, the property provides well-proportioned living space throughout, together with a single garage, driveway parking and established gardens.

£535,000

Willoughby Drive

Empingham, LE15 8PZ



- Spacious Four Bedroom Detached Family Home
- Three First Floor Bedrooms
- Garden Room, Utility Room and WC
- Well Presented Throughout
- Flexible Ground Floor Study/Bedroom Four
- Garage, Driveway Parking and Established Gardens
- Approximately 1,378 sq ft of Accommodation
- Separate Living and Dining Rooms
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

6'1" x 16'0" (1.85m x 4.88m)

Living Room

23'5" x 13'1" (7.14m x 3.99m)

Dining Room

10'6" x 11'11" (3.20m x 3.63m)

Garden Room

8'1" x 8'9" (2.46m x 2.67m)

Study/Bedroom 4

6'2" x 11'4" (1.88m x 3.45m)

Kitchen

8'1" x 8'9" (2.46m x 2.67m)

Utility Room

7'3" x 9'6" (2.21m x 2.90m)

Single Garage

7'11" x 15'8" (2.41m x 4.78m)

Landing

8'7" x 9'2" (2.62m x 2.79m)

Bedroom 1

11'0" x 2 (3.35m x 0.61m)

Bedroom 2

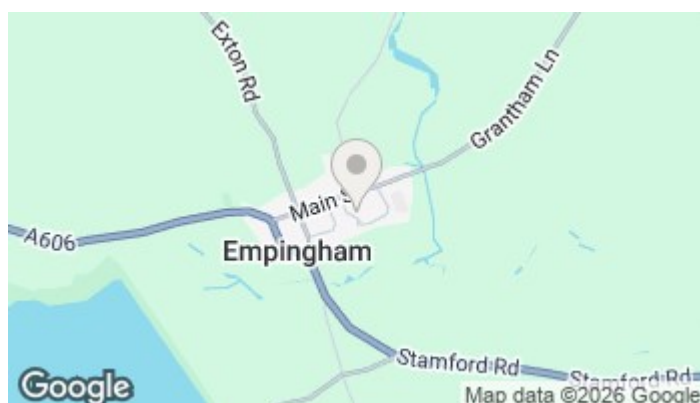
10'3" x 10'2" (3.12m x 3.10m)

Bedroom 3

7'10" x 10'10" (2.39m x 3.30m)

Shower Room

8'8" x 5'5" (2.64m x 1.65m)

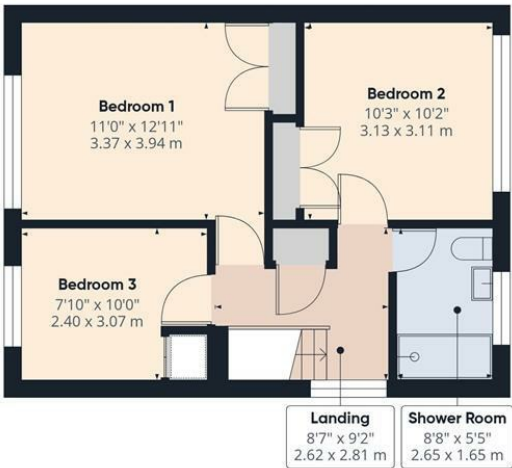
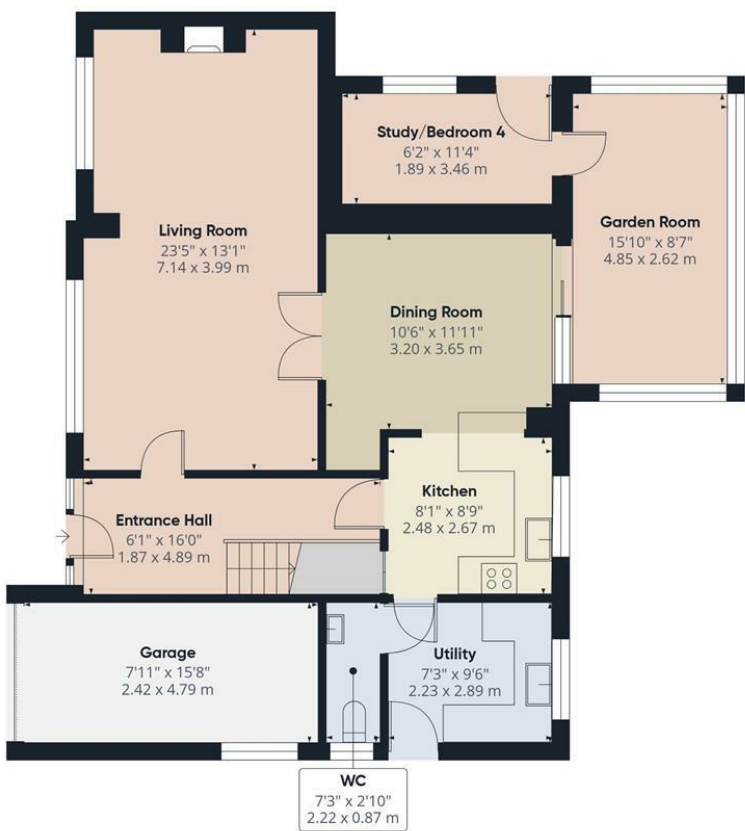


Directions

Please use Postcode LE15 8PZ for Sat-Nav assistance



Floor Plan



Approximate total area¹⁾
1378 ft²
128.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

