



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

Lyndon Road, North Luffenham

Oakham, LE15 8JZ

Guide Price £490,000

SUMMARY

- Grade II listed Over 2000SQFT of Detached Cottage with three generous double bedrooms
- Luxurious Spacious Main Suite - complete with an en-suite shower room
- Three Well proportioned Reception Spaces - Including Lounge with Feature Fireplace
- Well Appointed Kitchen Breakfast Room with Range Cooker
- Sunny South West Walled Mature Private Gardens
- Single Garage and Off road driveway parking
- No Forward Chain





Grade II ListedNO CHAIN***DETACHED OVER 2000SQFT***Nest Estates is excited to present this exquisite three-bedroom detached cottage, a true gem that dates back to the late 17th century. With its charming limestone façade, this home beautifully blends historical character with modern comforts. Inside, you'll find three generous double bedrooms, including a luxurious main suite complete with an en-suite bathroom. The two additional double bedrooms share a stylish family bathroom, perfect for family or guests. As you enter, you are welcomed by a delightful entrance porch and a spacious hallway that leads to a large living room, featuring a cozy fireplace that invites relaxation. The timber-framed conservatory floods the space with light, while the separate dining room is perfect for entertaining. The well-appointed kitchen breakfast room is ideal for casual meals, and a convenient rear lobby provides easy access to the outdoors. Outside, the sunny south-west facing garden beckons you to unwind, and there's ample parking plus a garage for your convenience. Nestled in the heart of North Luffenham village, this enchanting cottage offers a rare opportunity to own a piece of history in a stunning location. Don't miss your chance to experience the unique charm and generous space this home has to offer—an early viewing is essential! ??





Tenure: Freehold

EPC Rating: N/A

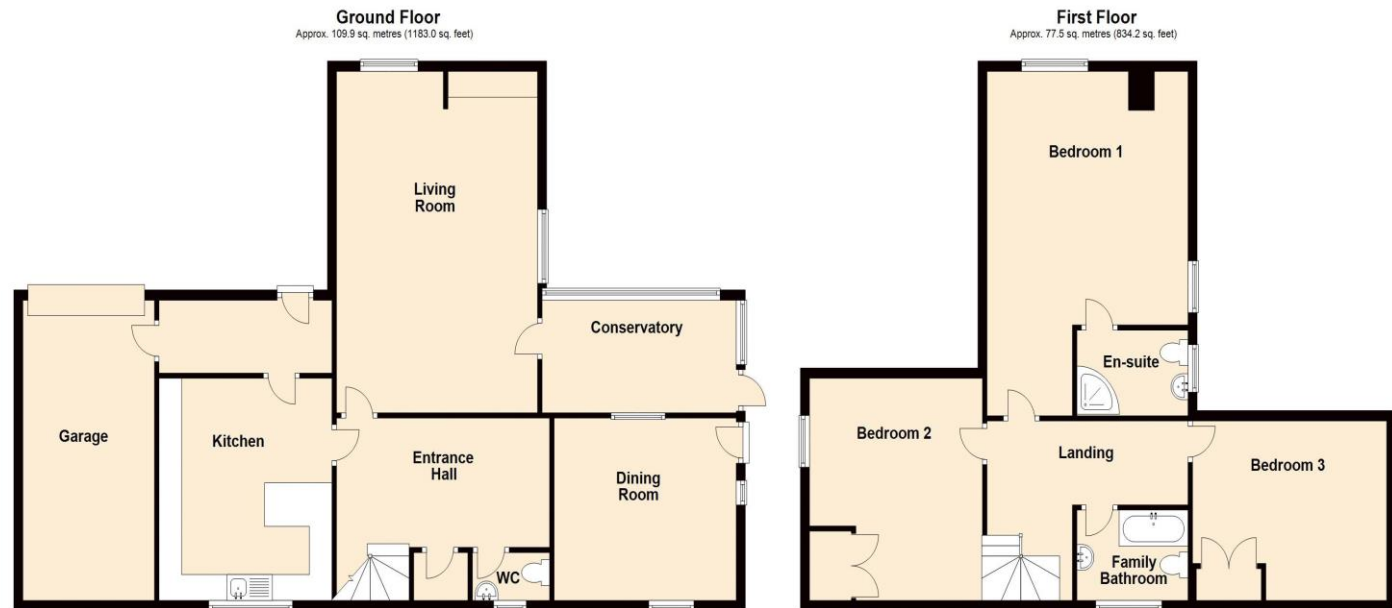
Council Tax Band: E

Local Authority: Rutland County Council

Services: Mains Services

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Total area: approx. 187.4 sq. metres (2017.2 sq. feet)