



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
ESTATES



Digby Drive, North Luffenham

Oakham, LE15 8JS

Guide Price £575,000

SUMMARY

- Three Bedroom Detached Family Home
- Open Aspect To Field Views From The Front
- Living Room, Dining Room & Office
- Shower Room & Family Bathroom
- Boot Room / Utility Area / Pantry
- Kitchen
- Garage & Off Road Parking
- Front & Rear Gardens





Nest estates are pleased to offer to the market this substantial three bedroom detached home with an open outlook to the front, looking over field views. The property benefits from 1600 Sq ft of accommodation, set over the ground and first floor.

Briefly comprising; Entrance Hall, Living Room, Dining Room, Kitchen, Downstairs Shower Room, Boot Room, Utility Area, Pantry, Landing, Three Bedrooms, Office, Family Bathroom, Garage, Off Road Parking, Front & Rear Gardens.

Charming Village Living in North Luffenham, Near Stamford, Oakham & Uppingham. Nestled in the heart of the picturesque Rutland countryside, North Luffenham is a delightful village that offers a peaceful and idyllic lifestyle, while being just a stone's throw from the vibrant market towns of Stamford, Oakham & Uppingham. With its rich history, stunning rural views, and strong sense of community, North Luffenham is the perfect place for those looking for a tranquil village retreat without compromising on convenience.

The village boasts a range of charming period properties, including traditional cottages and elegant homes, many of which feature beautiful architectural details that reflect the area's heritage. Whether you're looking for a family home or a peaceful countryside escape, North Luffenham offers an exceptional standard of living. For nature lovers, the surrounding countryside is perfect for long walks, cycling, and exploring the beauty of Rutland Water, just a short drive away. Local amenities include a well-regarded primary school, village hall, and a welcoming pub, all contributing to the village's warm and friendly atmosphere. The nearby towns of Stamford, Oakham & Uppingham provide a wider selection of shops, restaurants, and leisure facilities, along with excellent transport links, including a mainline train service to London. North Luffenham truly encapsulates the best of both worlds—offering a serene, rural setting while being close to the thriving community of the local towns. It's an ideal location for anyone seeking a blend of country charm and modern convenience.









Tenure: Freehold

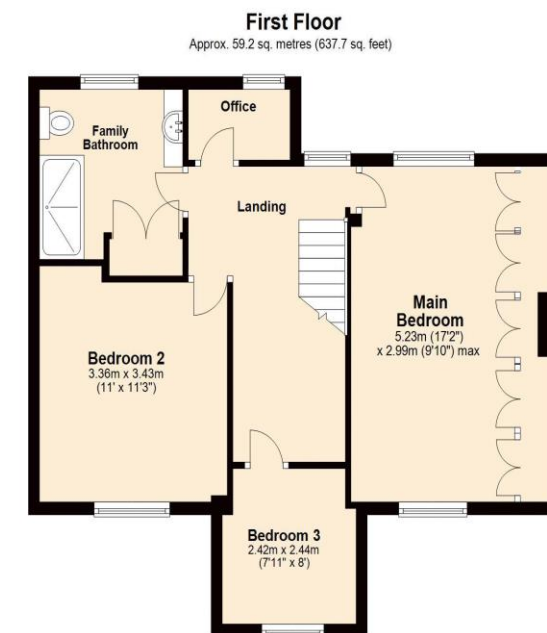
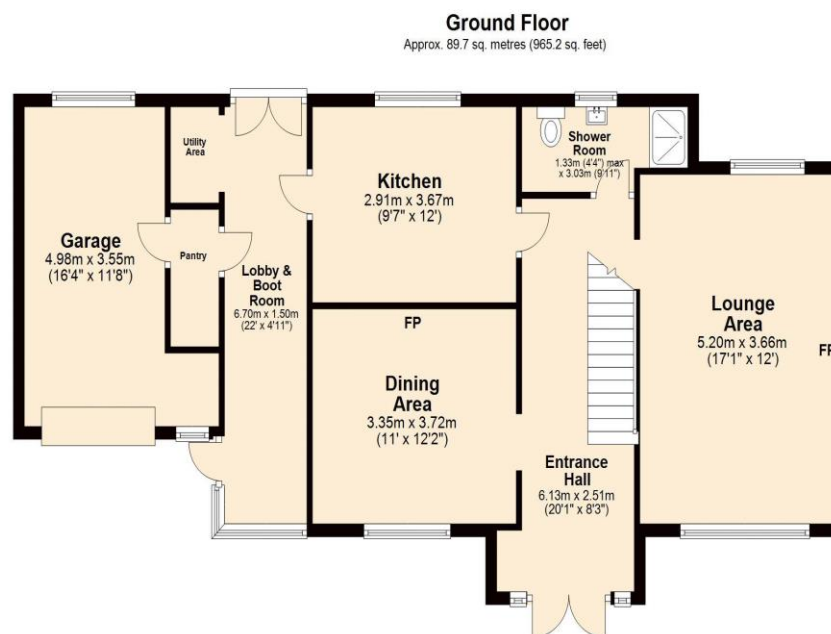
EPC Rating: TBC

Council Tax Band: TBC

Local Authority: Rutland Council

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Total area: approx. 148.9 sq. metres (1602.9 sq. feet)