



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES

**New Build Development, The Street**

South Luffenham, LE15 8NX

**£385,000**



## SUMMARY

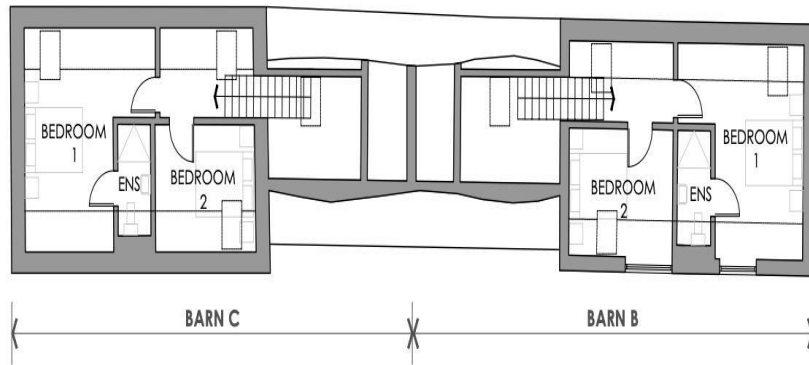
- Stunning Two Bedroom Semi Detached Barn Conversion
- Off Road Parking
- Entrance Hall
- Family Bathroom & En Suite
- Open Plan Kitchen Living Dining Space
- Newly Converted Barn
- Idyllic Rutland Village Location
- High Specification



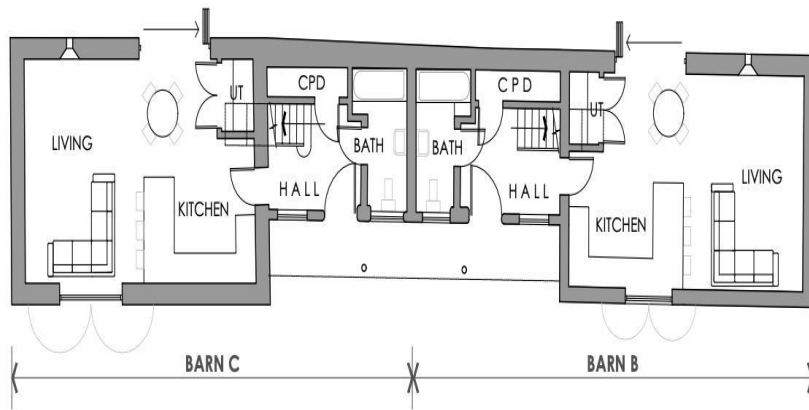
A beautifully appointed two-bedroom semi-detached barn conversion, nestled in the picturesque village of South Luffenham in the heart of Rutland. This high-specification home is constructed with traditional red brick walls, complemented by sleek aluminium windows and doors, and durable metal rainwater goods, blending timeless charm with contemporary style. The accommodation includes an inviting entrance hall, a stylish family bathroom, and a spacious open-plan kitchen, living, and dining area—perfect for modern living and entertaining. There are two generously sized bedrooms, including a master suite with a private en-suite bathroom.

South Luffenham, Rutland South Luffenham is a charming and tranquil village located in the heart of Rutland, England's smallest and one of its most picturesque counties. This sought-after rural location offers a traditional village atmosphere with a friendly community and local amenities including a well-regarded village pub, a church, and scenic walking routes through the surrounding countryside. Ideally situated for access to nearby market towns, South Luffenham is just a short drive from Uppingham and Oakham—both offering a range of independent shops, restaurants, schools, and essential services. Stamford, renowned for its Georgian architecture and vibrant cultural scene, is also within easy reach. The village enjoys convenient transport links, with the A47 nearby providing direct routes to Leicester and Peterborough, and train services available from nearby stations at Oakham and Stamford.

# BARN B & C



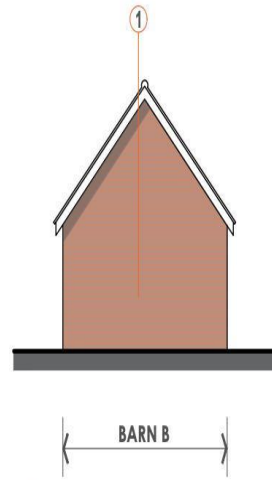
FIRST FLOOR PLAN



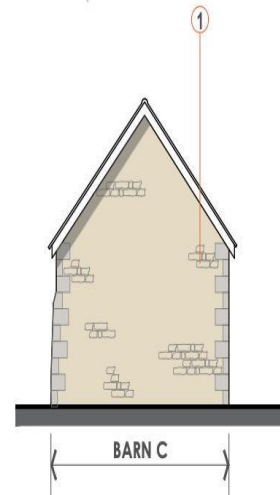
GROUND FLOOR PLAN



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

## MATERIALS LEGEND:

1 NATURAL STONE WALLING	3 PAN TILED ROOF	5 TIMBER BOARDING	7 RED BRICK WALLING	10 ALUMINIUM WINDOWS & DOORS
2 NATURAL SLATE ROOF	4 PLAIN TILED ROOF	6 METAL RAINWATER GOODS	8 FROSTED WINDOW	





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8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110  
info@nestestates.co.uk  
www.nestestates.co.uk