



LYNDON ROAD
NORTH LUFFENHAM, RUTLAND

JAMES
SELICKS



“... CHARMING, LIMESTONE-BUILT COTTAGE ...”

Originally built in the late 17th century, this charming limestone-built cottage offers three double bedrooms, parking and garaging and a sunny south-west facing garden, nestled into the heart of North Luffenham village.

Breakfast Kitchen • Three Reception Rooms • Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom, One Ensuite • South-Facing Garden • Off-Road Parking • Single Garage • Village Location • Grade II Listed •

Accommodation

Enter the property into a small entrance porch with a glazed door opening into a spacious entrance hallway with timber floors that continue through into both the living room and dining room. To the right of the entrance hall is the dining room with a large beam to the ceiling, windows to two elevations and a door out to the side of the property. The living room sits to the rear of the property, again with a beam to the ceiling a wonderful stone-built fireplace with a log burning stove inset. This room also has windows to two elevations allowing plenty of light and a glazed door opening into a timber-built conservatory with a quarry tile floor with a door opening out to the garden. The breakfast kitchen sits to the opposite end of the property with a stone floor and a good range of fitted units with ample space for free-standing appliances and a breakfast bar. A step up from the kitchen leads to a rear hall with coats storage and a door opening out to the property's parking and garaging. There is also a door from the rear hall providing integral access into the garage. The ground floor is completed by a downstairs cloakroom. To the first floor there are three double bedrooms, a family bathroom and an ensuite shower room. The master bedroom, a generous size with exposed beams, windows to two sides and complemented by an ensuite shower room. The two further bedrooms both offer built-in wardrobes and are served by the family bathroom. The family bathroom comprises a shower bath, wash hand basin and a low flush lavatory.

Outside

The wonderful south-facing garden is split into two areas, a large patio space and a lawned area with mature borders providing year-round interest. The garden itself is walled on all sides providing a great degree of privacy and security and there are two brick-built outbuildings providing useful outdoor storage. The property has parking on the gravelled driveway in front of and beside the garage.



Location

North Luffenham is a delightful village ideally located for the market towns of Oakham, Stamford and Uppingham. Rail stations are close by in Oakham and Stamford with connections to the Midlands and Peterborough offering links to many London stations. North Luffenham has a strong community feel with a well thought of Primary school, a number of sporting and social clubs plus a thriving pub.

Services & Council Tax

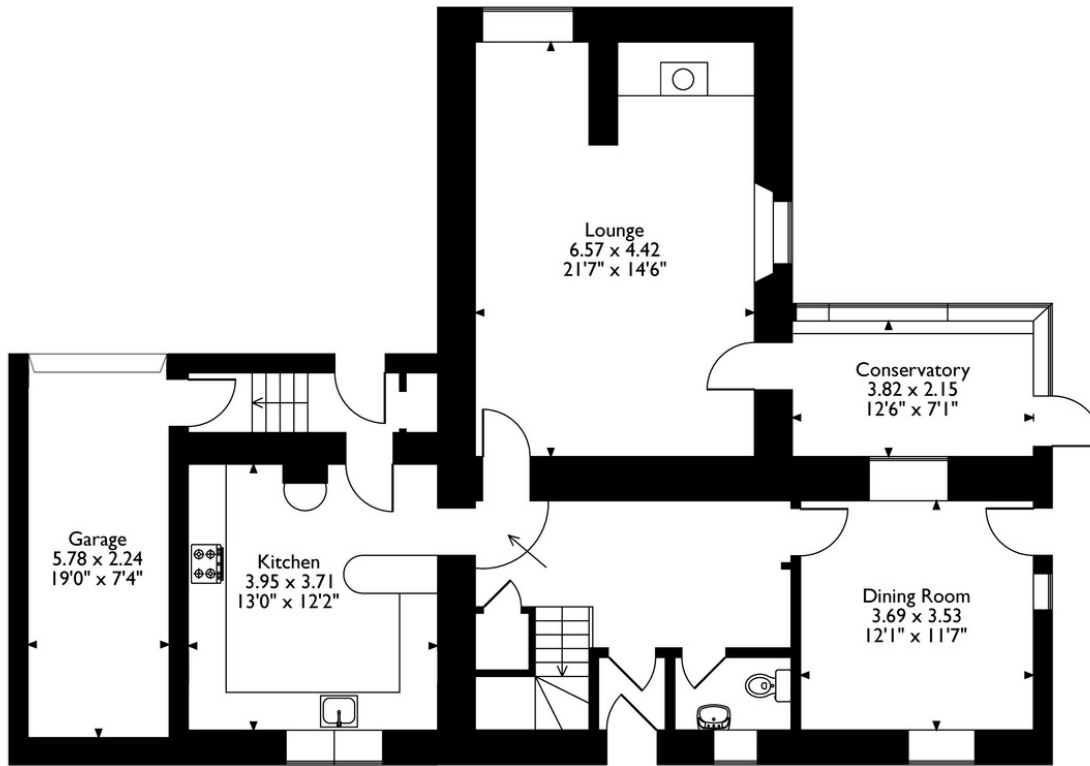
The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band E – Rutland County Council

Tenure

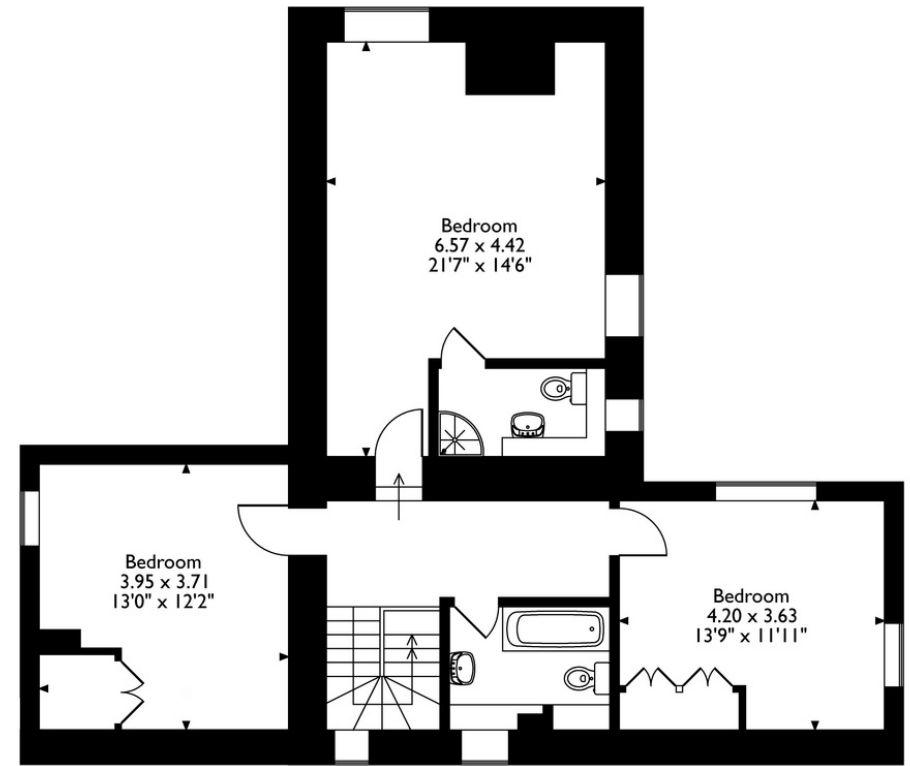
Freehold



16 Lyndon Road, North Luffenham, Oakham, Rutland LE15 8JZ
House Total Approx. Gross Internal Floor Area incl. Garage = 2078 ft² / 193 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**JAMES
SELLICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



**JAMES
SELLICKS**
LISTED BUILDINGS

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

www.james sellicks.com

