



PINFOLD CLOSE
SOUTH LUFFENHAM, RUTLAND

JAMES
SELICKS



“... TWO-BEDROOM, TERRACED HOME ...”

A well-presented, two-bedroom terraced home with a sunny, south-east facing garden, located in the popular village of South Luffenham.

Dining Kitchen • One Reception Room • Two Bedrooms • Family Bathroom • South-East Facing Garden • Off-Road Parking, Single Garage • Village Location • NO CHAIN • EER - D •

Accommodation

The ground floor comprises an entrance porch, a dining kitchen and a reception room. The porch opens into the reception room that has a feature fireplace with gas fire inset and a door into the dining kitchen. The kitchen itself has a good range of modern fitted units with a variety of integrated appliances, ample space for dining furniture and a French door out to the garden.

To the first floor there are two bedrooms, a double room to the front of the property with views over the park and a single to rear. Both bedrooms are served by a bathroom comprising a shower bath, wash hand basin, low flush lavatory and heated towel rail.

Outside

To the front there is a lawned area overlooking the park with a pathway leading to the front door. The property's rear garden has a south-eastern orientation and has been hard-landscaped to provide a maintainable outdoor space. The garden is fenced on all sides providing a good degree of privacy and security and there is a hand gate to the far end giving access to the property's off-road parking and single garage.



Location

South Luffenham is one of the most sought-after villages on the south side of Rutland Water comprising older style character properties. There are two popular public houses, with the local primary school being in the next-door village of North Luffenham. Rutland Water provides an abundance of water sport activities including sailing, windsurfing, and fishing. The picturesque, historic market towns of Uppingham, Stamford and Oakham are four, seven and nine miles away respectively, provide for local shopping, and an excellent choice of schools. An easy drive along the A47 into Peterborough provides access to the East Coast mainline - 50 minutes into London.

Services & Council Tax

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

Tenure

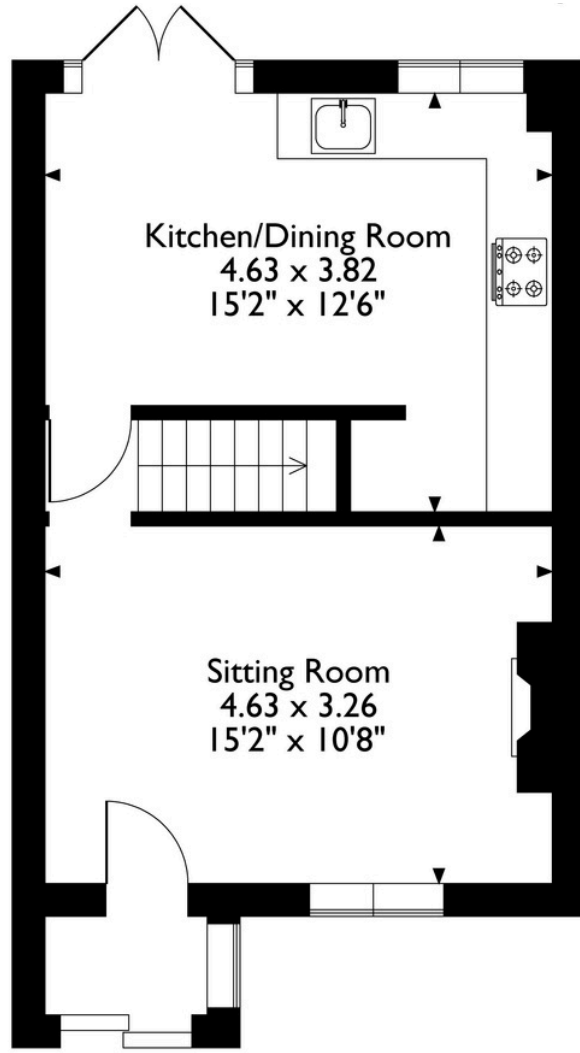
Freehold



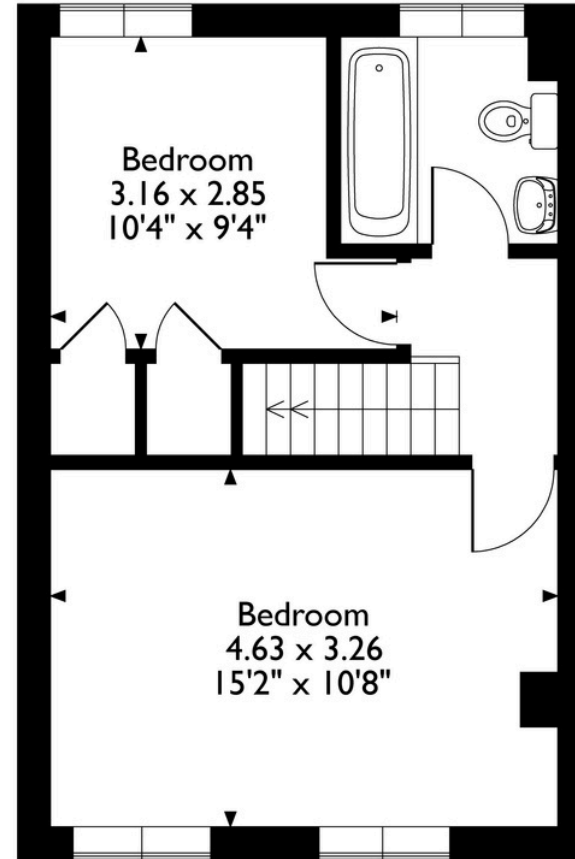
29 Pinfold Close, South Luffenham, Oakham, Rutland LE15 8NE

House Total Approx. Gross Internal Floor Area = 732 ft² / 68 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

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

