



STAMFORD ROAD  
SOUTH LUFFENHAM, RUTLAND

JAMES  
SELICKS



## “... GLORIOUS COUNTRYSIDE VIEWS ...”

---

**A three-bedroom, semi-detached home offering well-presented accommodation with front and rear gardens, off-road parking, garaging and glorious countryside views, well located on the edge of the popular village of South Luffenham**

Dining Kitchen • Two Reception Rooms • Utility Room, Ground Floor  
Bathroom • Three Bedrooms • Off-Road Parking, Single Garage •  
South-East Facing Garden • Edge of Village Location • Countryside Views  
• EER - D •

### Accommodation

Enter the property into the entrance hall with doors off to the ground floor accommodation. To the rear of the property lie two reception rooms, both with wood burners and views out the garden. The single-story extension houses a spacious and light-filled kitchen with a range of wall-mounted and floor-standing cupboards and drawers and a fully integrated appliance. A well-appointed utility room with a door out to the drive offers space and plumbing for white goods and further storage. The ground floor is completed by a separate study and a shower room.

Stairs from the hall rise to the first floor accessing three bedrooms; two doubles to the rear and a spacious single to the front. The property is completed by a family bathroom with panelled bath & shower off, pedestal wash hand basin and low flush WC.

### Outside

The property sits well back from the road with a large lawned frontage with established shrubs and trees. A brick path leads up to the front door. To one side of the property is the gravel drive way offering ample parking for cars and leading to the single garage. A small pedestrian gate offers access to the pretty rear garden. The rear garden is hedged and fenced on all sides and is mainly laid to lawn with well-stocked borders.



### 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

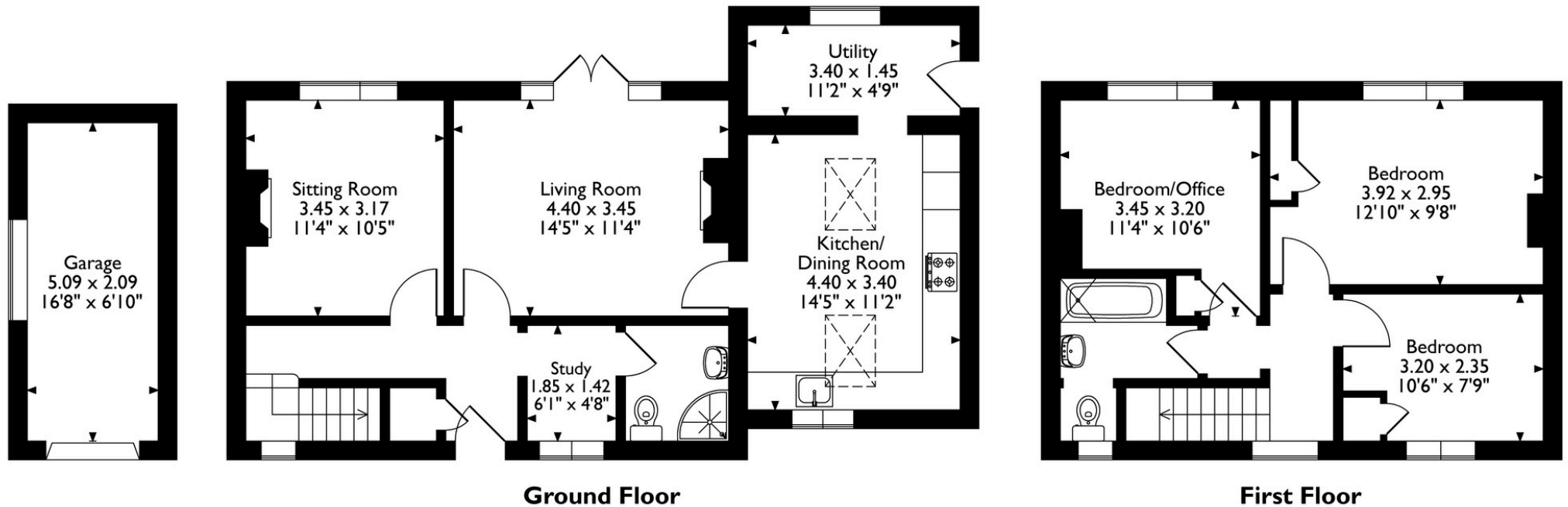
The property is offered to the market with all mains services and gas-fired central heating. Rutland County Council –Tax Band C

### Tenure

Freehold



10 Stamford Road, South Luffenham, Oakham, Rutland LE15 8NT  
House Total Approx. Gross Internal Floor Area incl. Garage = 1259 ft<sup>2</sup> / 117 m<sup>2</sup>  
Measurements are approximate, not to scale, for illustrative purposes only.



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 SELICKS**

**Oakham Office**

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

[oakham@james sellicks.com](mailto:oakham@james sellicks.com)

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554

[www.james sellicks.com](http://www.james sellicks.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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:
- 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.