



SPRING COTTAGE

BACK LANE, SOUTH LUFFENHAM

JAMES
SELICKS



“... STONE-BUILT COTTAGE, BURSTING WITH CHARACTER ...”

A deceptively spacious, four-bedroom stone-built cottage bursting with character, providing off-road parking and offering a sunny, south-west facing garden with wonderful countryside views.

Dining Kitchen • Two Reception Rooms • Utility Room/Boot Room •
Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite
• South-West Facing Garden • Countryside Views • Village Location •
Off-Road Parking • EER - D

Accommodation

Enter the property via an entrance lobby with doors off to the ground floor accommodation. This briefly comprises a fitted dining kitchen with exposed beams and stone work with plus an Aga as well a large utility/boot with glazed door out to the front garden. A door from the kitchen flows in to one of two reception rooms with French doors out to the rear garden beyond. The second reception room is a spacious sitting room with large inglenook fireplace with wood burner inset. Stairs from here rise to the first-floor. The ground floor accommodation is completed by a downstairs cloakroom.

The first floor offers a master bedroom with dressing area and an ensuite shower room. There are a further three bedrooms serviced by a family bathroom.

Outside

The front of the property is gravelled and paved and provides access to the stone store. To the rear the property is mainly laid to lawn, fenced on three sides and offers glorious views over the rolling Rutland countryside. There is also a paved terrace for outside entertaining during the warmer months. The property offers off road parking for two cars on the brick driveway to the front.



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 E

Tenure

Freehold



Spring Cottage, 13 Back Lane, South Luffenham, Oakham, Rutland LE15 8NQ

House Total Approx. Gross Internal Floor Area = **2002 ft² / 186 m²**

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.



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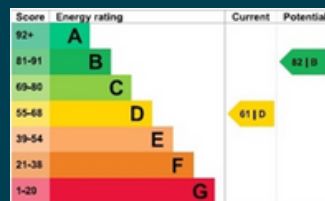
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Measurements and Other Information

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.



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