



OVAL CLOSE
NORTH LUFFENHAM, RUTLAND

JAMES
SELICKS



“... FOUR-BEDROOM, DETACHED FAMILY HOME ...”

A well-presented, four-bedroom, detached family home with spacious accommodation, off-road parking and a south-west facing garden in the popular village of North Luffenham.

Open Plan Dining Kitchen • One Reception Room • Study •
Utility/Downstairs Cloakroom • Three Double Bedrooms, One Single
Bedroom • Family Bathroom, One Ensuite • Private Driveway, Workshop
• South-West Facing Garden • Village Location • EPC - C

Accommodation

An entrance hall sits central to the property with built-in storage and access to the ground floor accommodation. To the right is the open plan dining kitchen, a spacious room with a large a-frame window and bi-fold doors to the rear allowing plenty of natural light and access to the garden. The kitchen itself has a good range of fitted units with a variety of integrated appliances, space for a range style cooker and a large central island with breakfast bar. Just off the kitchen is a useful utility/downstairs cloakroom complete with ample built in storage, space for white goods and a two piece suite. The reception room sits to the opposite side of the entrance hall with a dual aspect and a full height window to the rear.

To the first floor there are four well-proportioned bedrooms, three doubles and a single. The master bedroom is complete with an ensuite shower room comprising a large walk-in shower, wash hand basin and a low flush lavatory.

Outside

Externally the property has a large frontage providing off-road parking on the gravelled driveway. There is pedestrian access leading down the left-hand side of the property to the rear garden. The south-west facing rear garden is mainly laid to lawn with a variety of soft planting and a raised deck wrapping around the rear of the property offering a wonderfully private seating area.



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.

Rutland County Council – Tax Band D

Tenure

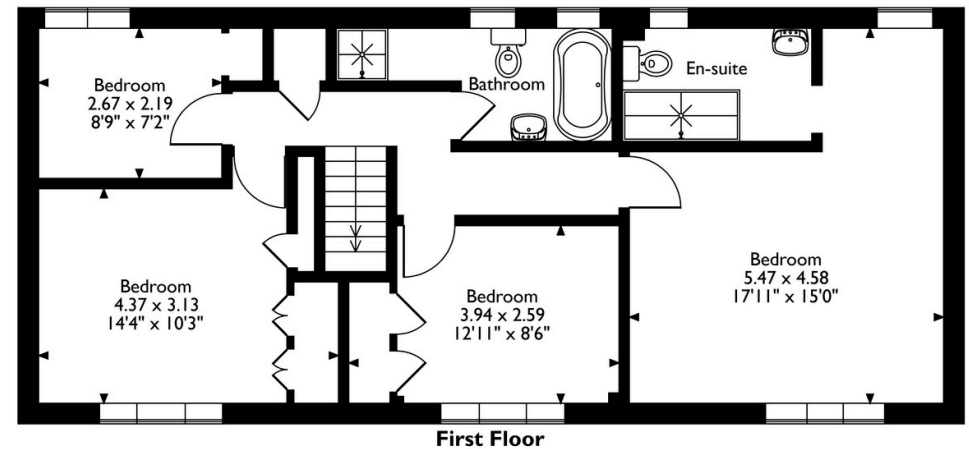
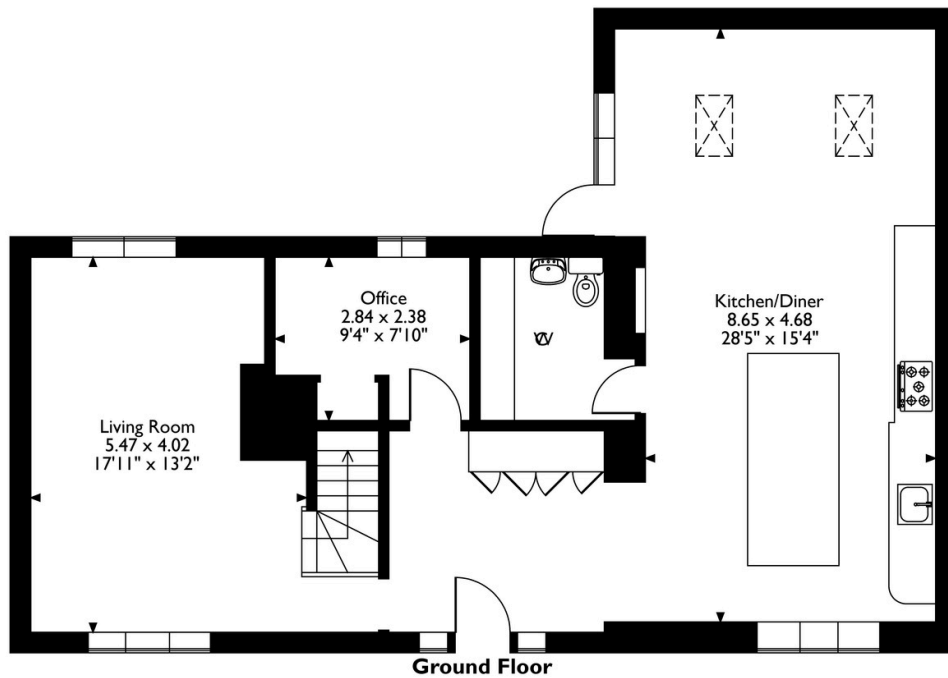
Freehold



8 Oval Close, North Luffenham, Oakham, Rutland LE15 8LB

House Total Approx. Gross Internal Floor Area = **1711 ft² / 159 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.



JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	84 B

Important Notice

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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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