



SYCAMORE HOUSE
BELLFIELD, SOUTH LUFFENHAM

JAMES
SELICKS



“... FIVE-BEDROOM DETACHED HOME ...”

Sycamore House is a five-bedroom detached home with spacious accommodation, off-road parking, a double garage and a beautifully-landscaped and south-facing rear garden, situated in a cul-de-sac location at the edge of South Luffenham.

Dining Kitchen • Two Reception Rooms, Study • Utility Room, Downstairs Cloakroom • Five Bedrooms • Family Bathroom, Two Ensuites • Off-Road Parking, Double Garage • South-Facing Garden • Edge of Village Location • EER - C •

Ground Floor

A large entrance hall sits in the centre of the property with stairs rising to the first floor and access to the ground floor accommodation. To the left of the entrance hall are the two reception rooms and the well-equipped study. The main reception room sits at the rear of the property with a dual aspect allowing plenty of natural light, an inset gas fire and a French door opening out to the patio. The second reception room is at the front of the property, a generous size with a large bay window.

To the far end of the entrance hall is the generously sized and light-filled open plan dining kitchen with ample space for dining furniture and another French door opening out to the patio. The kitchen itself has a comprehensive range of fitted units with a variety of integrated appliances and a central island with a breakfast bar.

Adjacent to the kitchen is the utility room that provides further fitted units, space for white goods and a door out to the side. The ground floor is completed by a downstairs cloakroom.



First Floor

To the first floor a galleried landing gives way to five bedrooms and three bathrooms. The principal and second bedrooms are generously sized with built-in wardrobes and ensuite bathrooms. The further bedroom accommodation consists of two double bedrooms and a single, all sharing a spacious family bathroom. The family bathroom comprises a free-standing bath, wash hand basin, low flush lavatory and heated towel rail.

Outside

To the front of the property there is a block paved driveway with space for two vehicles and access to the double garage with up and over doors. A small front garden sits to the left of the driveway. A pathway leads via a hand gate around the right-hand side of the property to the rear garden.

The rear garden is fully enclosed and has a southerly aspect. There is a large patio sitting directly off the kitchen and living areas with steps rising to a raised lawn with well stocked and mature borders plus specimen trees providing year-round interest. There is a further raised patio to the far end of the garden, ideally placed to catch the last of the day's sunshine



“... BEAUTIFULLY-LANDSCAPED AND
SOUTH-FACING REAR GARDEN ...”

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 G

Tenure

Freehold

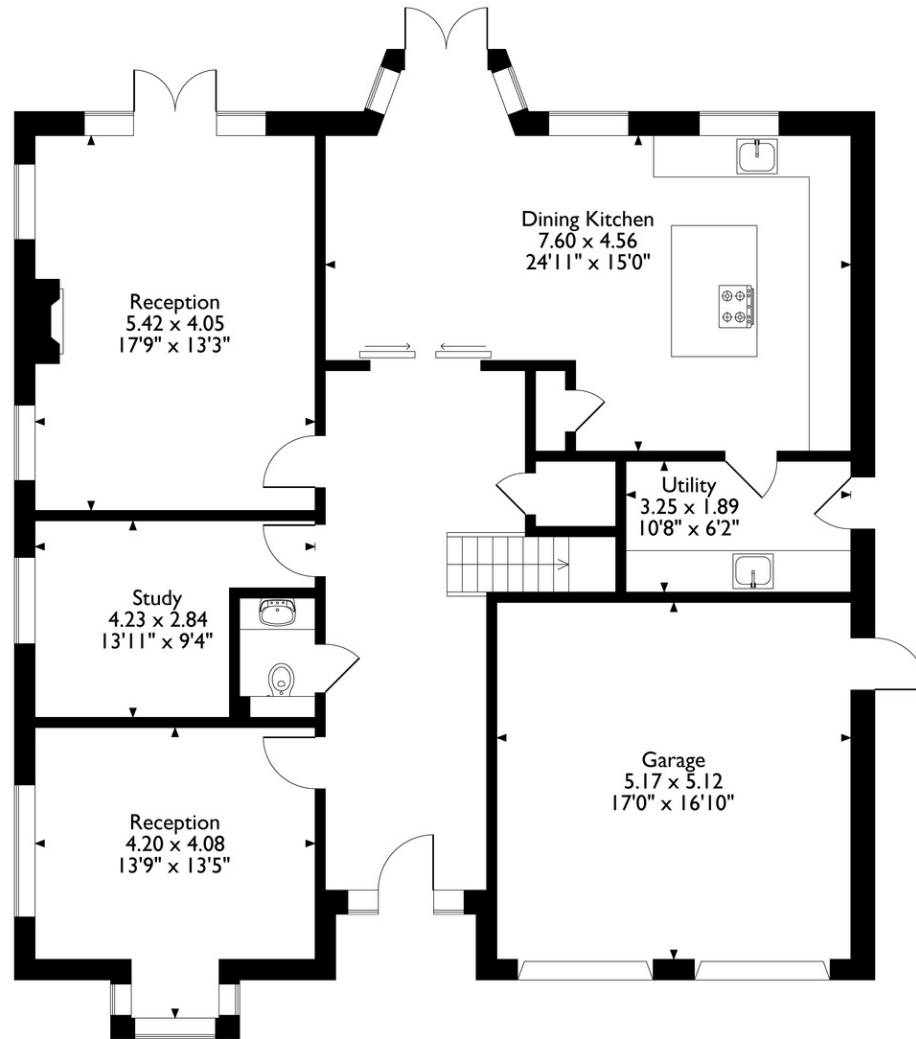




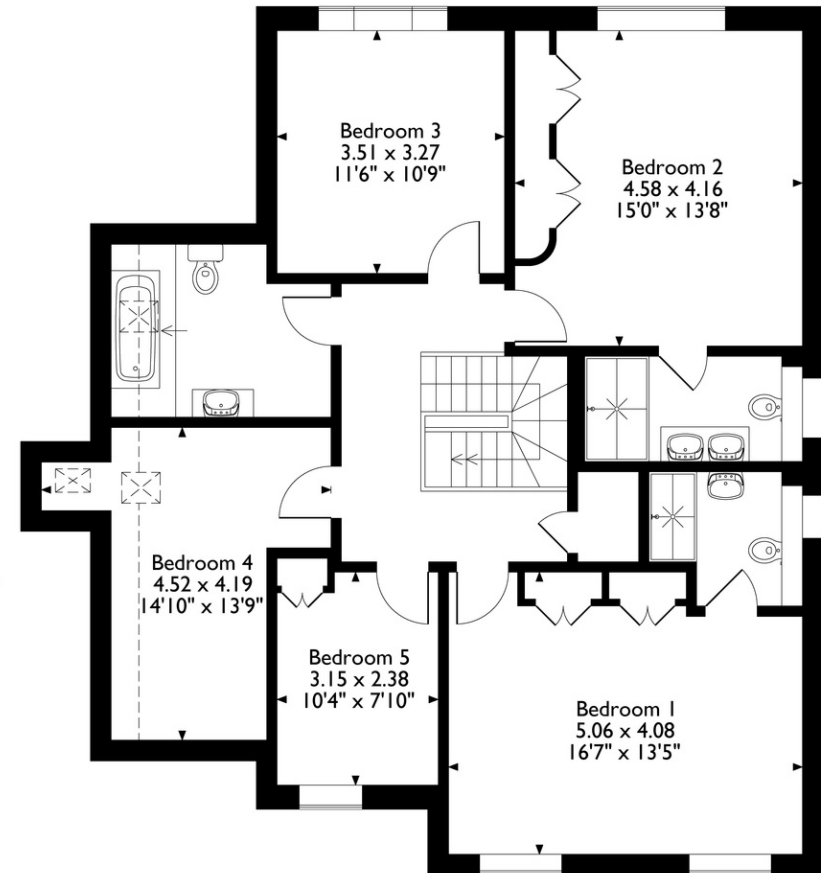
Sycamore House, 1 Bellfield, South Luffenham, Oakham, Rutland LE15 8ND

House Total Approx. Gross Internal Floor Area incl. Garage = **2573 ft² / 239 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
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		83 B
69-80	C	77 C	
55-68	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.

www.jamesselicks.com

