



**Sycamore Road
North Luffenham LE15 8JL**

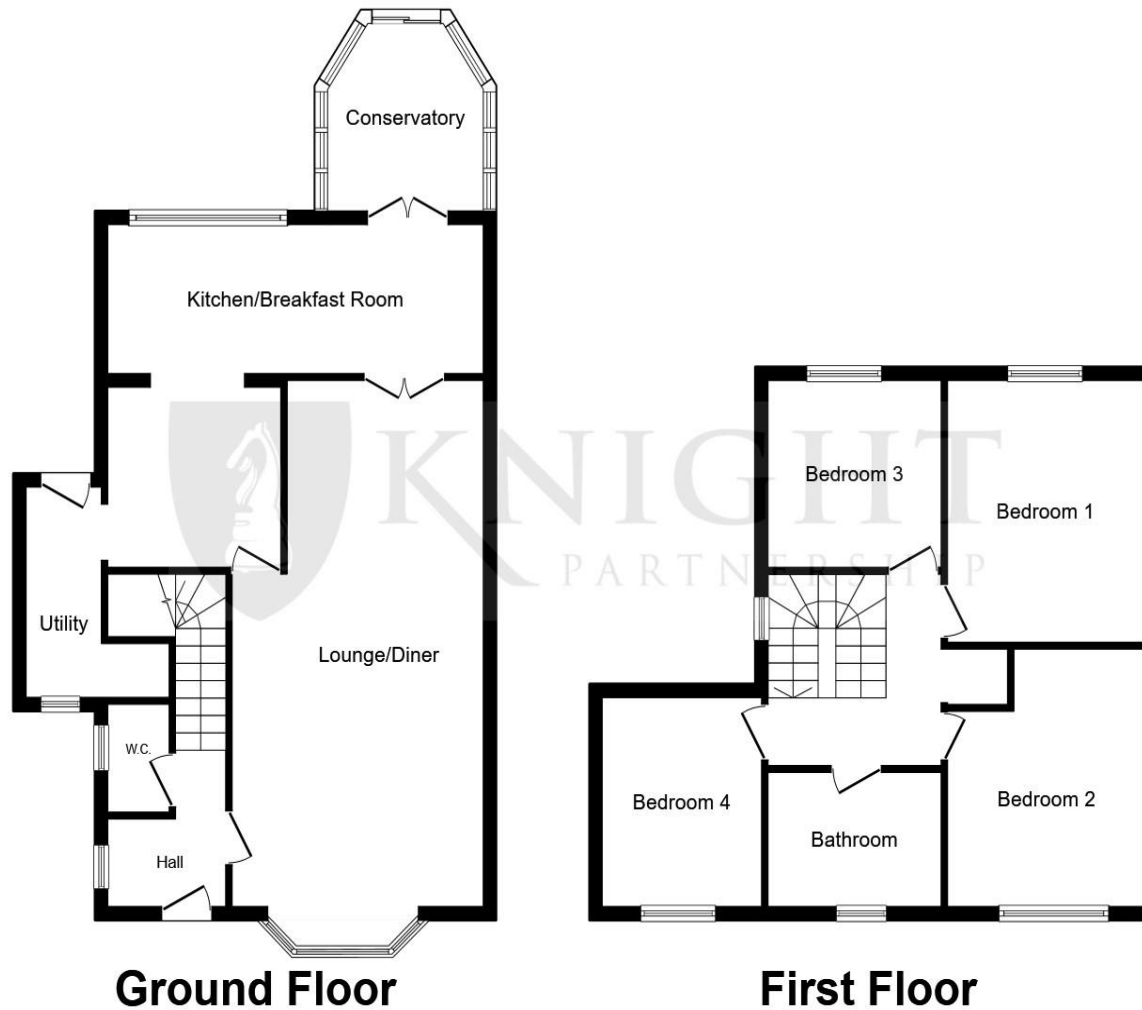


KNIGHT
PARTNERSHIP

Welcome to
Sycamore Road

Situated in a sought-after village, offering amenities including a well thought of Primary school and a popular pub/restaurant, as well as having a recreation ground and benefits from lovely country walks. The market towns of Stamford, Oakham and Uppingham are only a short drive away.





Entrance Hall

Cloakroom

Lounge

13' x 16' 6" (3.96m x 5.03m)

Dining Room

9' 4" x 10' (2.84m x 3.05m)

Kitchen

19' 7" x 16' 9" (5.97m x 5.11m)

Utility Room

Conservatory

8' x 9' 10" (2.44m x 3.00m)

Bedroom One

13' 1" x 10' 1" (3.99m x 3.07m)

Bedroom Two

12' x 12' 5" (3.66m x 3.78m)

Bedroom Three

9' 1" x 8' 10" (2.77m x 2.69m)

Bedroom Four

9' 5" x 8' 7" (2.87m x 2.62m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Sycamore Road

- Well-presented Spacious Family Home
- Open Plan Living Space
- Tucked Away Cul-de-sac Location
- Garage & Driveway
- Sought After Rutland Village
- No Onward Chain

Tenure: Freehold EPC Rating: E

guide price

£365,000

A family home of generous proportions offering a spacious and modern layout with accommodation comprising: Entrance hall with cloakroom and door through to the open plan lounge dining room and a further opening through to the L-shaped kitchen family room with integrated appliances including microwave, oven and hob whilst offering space for undercounter fridge and freezer and door through to the utility also with back door to the garden. The kitchen benefits from a glazed roof making it a light and bright space with French doors opening through to the conservatory.

Upstairs there are four double bedrooms and family bathroom fitted with a white three-piece suite including bath with shower over, WC and basin.

Outside the property overlooks communal green space to the front and has gated side access to the enclosed rear garden landscaped to offer a patio, lawn and deck with established borders. To the rear of the property is a garage and driveway with gated access from the garden.

The property is available with no onward chain and viewing is highly recommended!



Please note the marker reflects the postcode not the actual property

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