



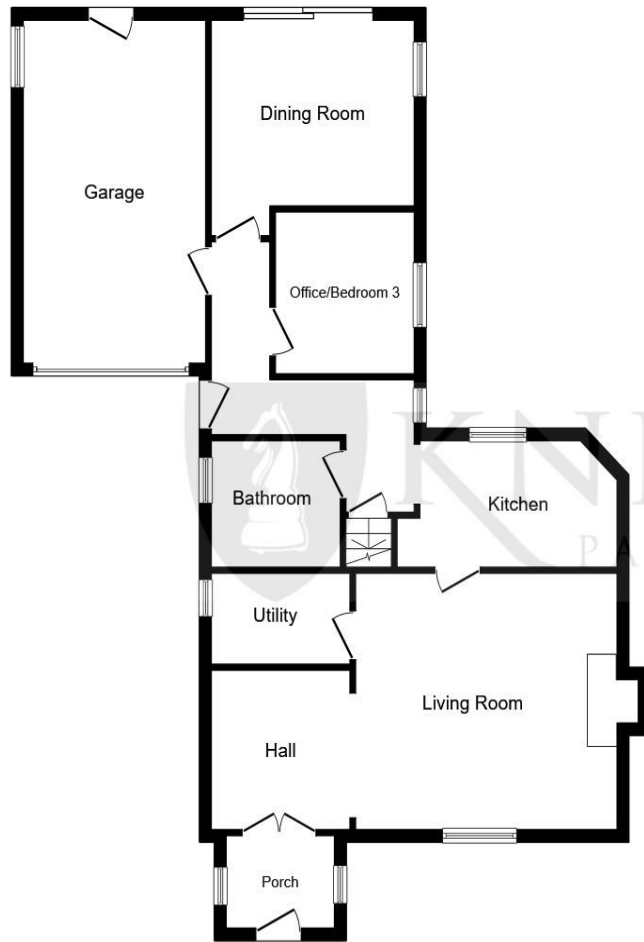
Glebe Road
North Luffenham LE15 8JU



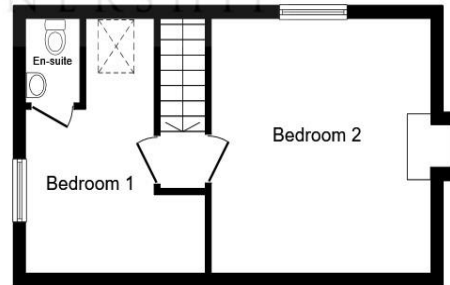
Welcome to
Glebe Road
North Luffenham

A stone built Victorian characterful cottage set close to the edge of this sought after Rutland village with amenities including a popular pub and Primary School. There are local shops in neighbouring villages and Rutland Water is close by, with lovely country walks on the doorstep.





Ground Floor



First Floor

Entrance Hall

Lounge

13' 10" x 13' 5" (4.22m x 4.09m)

Kitchen

10' 10" x 6' 8" (3.30m x 2.03m)

Dining Room

11' 9" x 9' 5" (3.58m x 2.87m)

Office/Bedroom Three

8' 7" x 8' (2.62m x 2.44m)

Bathroom

6' 8" x 6' 5" (2.03m x 1.96m)

Utility Room

4' 7" x 7' 11" (1.40m x 2.41m)

Bedroom One

13' 11" x 11' 7" (4.24m x 3.53m)

Bedroom Two

13' 10" x 12' (4.22m x 3.66m)

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

Glebe Road

North Luffenham

- Sought After Village Location
- Character Cottage
- Lounge with Wood Burning Stove
- Utility Room & Cloakroom
- Two Reception Rooms & Downstairs Bedroom/Office

Tenure: Freehold EPC Rating: Awaited

guide price

£425,000

This quintessential country cottage, originally part of the Ancaster Estate, has been extended and updated to offer accommodation comprising; Entrance porch and hall opening into the sitting room which has a stunning original fireplace with stone surround, wood burning stove and cabinetry to both sides. Off the lounge is the utility room, an under stairs storage cupboard and the kitchen with window overlooking the rear garden. A doorway through to the rear hall leads past the family bathroom fitted with a three-piece suite including a bath with shower over. Also from the rear hall are doors to the integral garage and to the driveway. The study or bedroom three and dining room with patio doors onto the garden complete the ground floor accommodation. Upstairs are two double bedrooms, the smaller of which benefits from an en-suite WC, and the larger retains a period feature fireplace.

Outside, the property is approached across a gravelled driveway offering ample parking and leading to the oversized single garage which also has worktop space. There is gated access to the side leading round to the rear garden. To the rear of the property is a stunning cottage garden divided to offer a vegetable garden, seating area and established flower borders surrounding the lawn. In addition is the original brick-built piggery, wood store and garden tool shed.



Please note the marker reflects the postcode not the actual property

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