



18 North Luffenham Road, South Luffenham, Oakham,
LE15 8NP



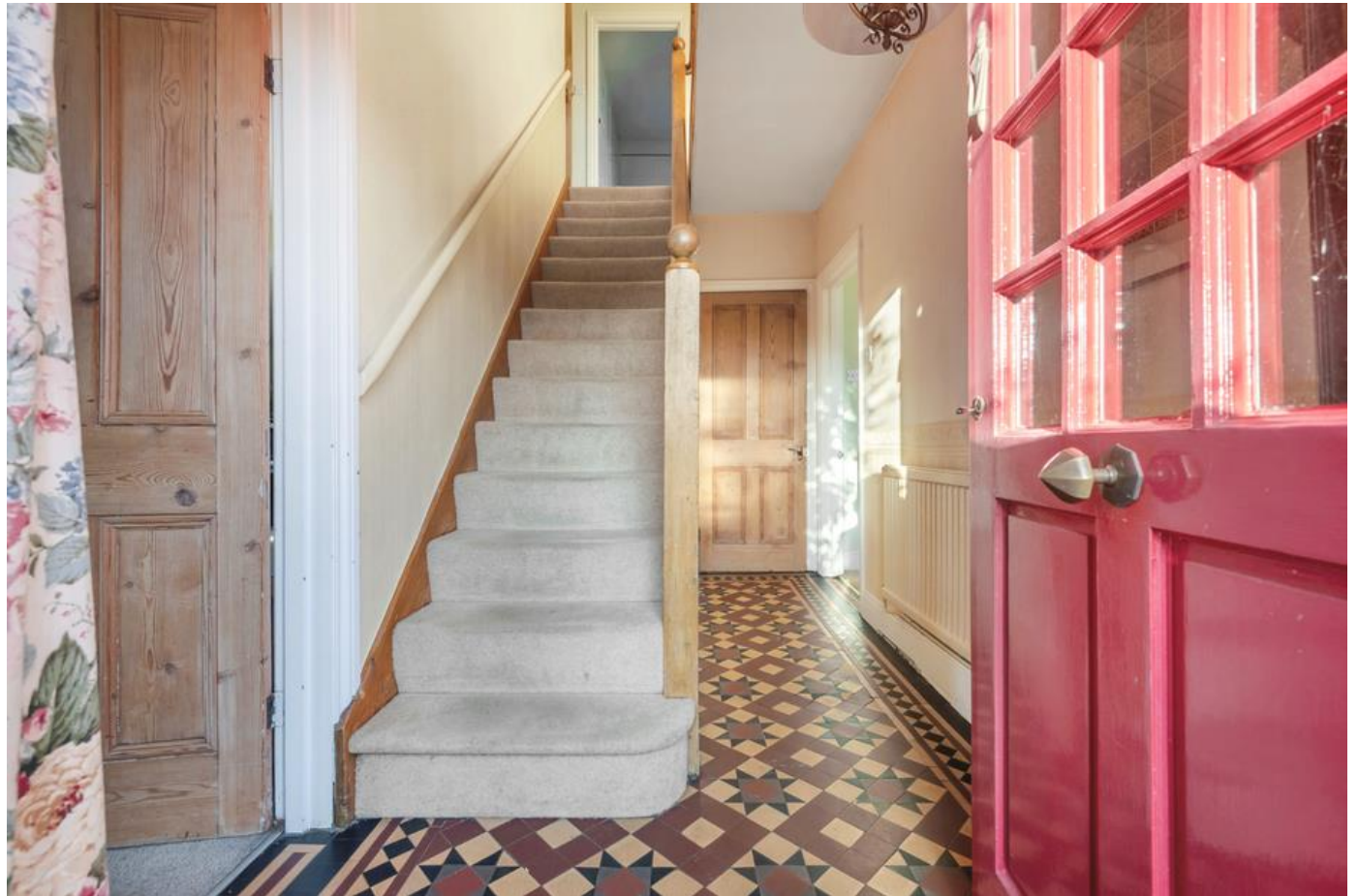
NEWTON FALLOWELL

4 1 2

Key Features

- Detached Period Family Home
- Private Sizable plot
- NO ONWARD CHAIN!
- Scope for Modernisation
- Countryside Views
- Two Spacious Reception Rooms
- Double Garage
- EPC Rating D
- Freehold

£575,000





Sitting on a substantially sized, private plot in the heart of South Luffenham is this detached, period family home. Within a short drive to local market towns of Oakham, Stamford and Uppingham the property offers two reception rooms, a kitchen breakfast room, three/four bedrooms, a spacious three-piece family bathroom and rolling countryside views to the rear. With scope to extend/ improve throughout and being sold with NO ONWARD CHAIN this family home is to be viewed at the earliest opportunity.

Sitting over two floors the main entrance leads to a light and airy entrance hall, boasting original decorative mosaic tiling. The entrance hall provides access to the two reception rooms. The bright and spacious living room extends the full length of the property, with a characterful sash bay window to the front aspect and sliding doors to the rear garden. The living room also offers an open fireplace, adding to the homely feel of the property. The dining room can also be accessed from the entrance hall, with sash windows the front and rear aspect, and an eye-catching stove. The kitchen breakfast room sits to the back of the property and offers plenty of floor-to-wall base units, original quarry tiling and access to the useful downstairs utility room and WC.

From the first floors landing you will find three double bedrooms, with the master featuring another room expanding the length of the double garage, a perfect space as a home office/dressing room, or fourth bedroom. A spacious three-piece family bathroom completes the first-floor accommodation.

At the property's forefront, a gravel driveway accommodates parking for multiple vehicles alongside a spacious double garage. The expansive plot spans approximately one-third of an acre, featuring a predominantly lawned rear garden adorned with various shrubs and mature trees, presenting picturesque views of the rolling countryside. Such unique properties seldom enter the market, underscoring the recommendation for an early internal viewing.





Room Measurements

Entrance Hall 3.58m x 1.74m (11'8" x 5'8")

Lounge Diner (3.28m min)

Dining Room 4.03m x 3.57m (13'2" x 11'8")

Kitchen 3.67m x 2.97m (12'0" x 9'8")

Utility Room 3.03m x 1.73m (9'11" x 5'8")

Ground Floor WC 1.80m x 0.77m (5'11" x 2'6")

First Floor Landing 4.14m x 1.74m (13'7" x 5'8")

Bedroom 1 4.03m x 3.58m (13'2" x 11'8")

Dressing Room / Nursery 5.74m x 2.88m (18'10" x 9'5")

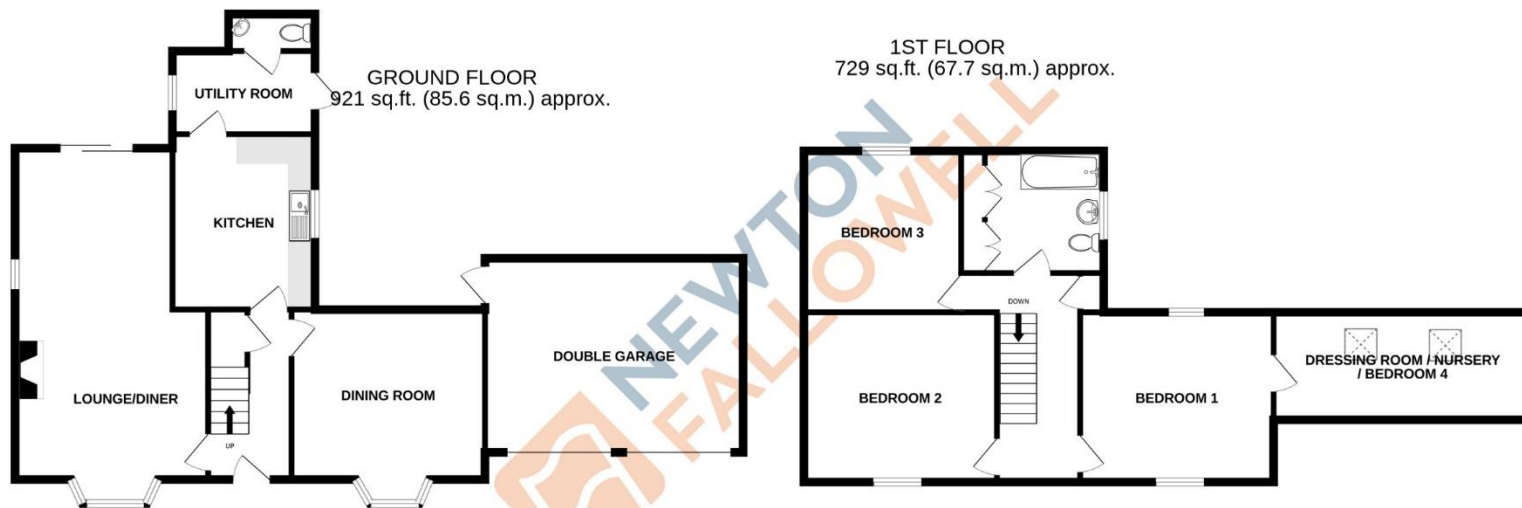
Bedroom 2 4.03m x 3.58m (13'2" x 11'8")

Bedroom 3 3.06m x 3.23m (10'0" x 10'7")

Bathroom 2.60m x 2.23m (8'6" x 7'4")







GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.

1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.

TOTAL FLOOR AREA : 1650 sq.ft. (153.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.