



3 Pinfold Close, South Luffenham, Oakham, LE15 8NE



**NEWTON FALLOWELL**



4 1 2

## Key Features

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Utility & Downstairs W.C
- Landscaped South-Facing Garden
- Double Garage & Driveway
- Desirable Location
- EPC Rating C
- Freehold

£445,000







Positioned within the heart of South Luffenham is this lovely four-bedroom detached family home, offered with NO ONWARD CHAIN! Boasting an open plan kitchen diner, living room, utility, downstairs W.C., four good size bedrooms, and family bathroom. Presented in immaculate condition throughout, and positioned on a good-sized plot, featuring a landscaped garden, driveway, and double garage. The popular village offers easy access to Rutland Water and centrally located to the market towns of Oakham, Uppingham, and Stamford.

Upon entry, the hall provides access to the living room, utility room, and the staircase to the first floor. The living room spans the depth of the property and offers a bay window to the front aspect, an inset Charnwood log burner, and double French doors out to the Indian blue granite patio area. A useful utility room with space for white goods grants access to the side of the property and has double doors that lead into the extended open-plan kitchen diner. The kitchen diner is the heart of the home, featuring floor-to-ceiling units, a range-style cooker, an American-style fridge freezer, Corian worktops, an under-counter dishwasher, and French double doors to the rear garden. Upstairs the property features four bedrooms described as three double and a single. The master bedroom features built-in wardrobes and a view to the front aspect. Bedrooms two and three sit to the rear of the property and offer views over open countryside. All the bedrooms are served by the family bathroom which has been upgraded with Italian travertine tiles and offers a double shower and his and hers sinks. The property has been upgraded to a high standard and would make a stunning family home.



Externally the property is approached via the generously sized driveway that leads to the double garage. The front garden is of a low-maintenance design and has a border of plants & shrubs. To the rear is a well-presented south-facing garden that features an Indian blue granite patio area with steps up to the lawned section, borders of plants & shrubs, and a wooden storage shed.



### Room Measurements

Entrance Hall 3.08m x 1.91m (10'1" x 6'4")

Lounge 5.62m x 3.59m (18'5" x 11'10")

Kitchen/Diner 6.05m x 4.70m (19'10" x 15'5")

Utility Room 3.08m x 2.79m (10'1" x 9'2")

WC 1.87m x 0.92m (6'1" x 3'0")

First Floor Landing 3.69m x 1.08m (12'1" x 3'6")

Bedroom One 3.08m x 3.00m (10'1" x 9'10")

Bedroom Two 3.58m x 2.43m (11'8" x 8'0")

Bedroom Three 3.02m x 2.43m (9'11" x 8'0")

Bedroom Four 2.83m x 2.00m (9'4" x 6'7")

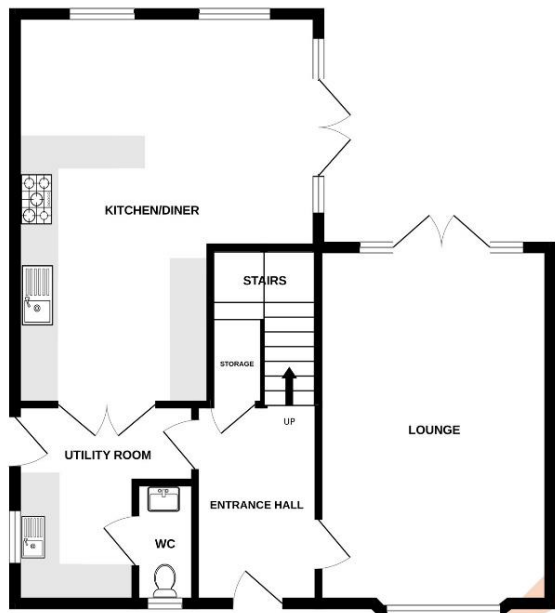
Bathroom 3.08m x 1.86m (10'1" x 6'1")

Double Garage 5.02 x 4.94 (16'5" x 16'2")

### Village Information

South Luffenham is an idyllic village location positioned within proximity to the local historic towns of Oakham, Uppingham and Stamford. It is also conveniently located near the A47, perfect for those commuting to the larger cities such as Cambridge, Peterborough, and Leicester. The village is close to reputable primary and secondary schools, with only a 3 mile drive to Ketton Church of England Primary School and 1.5 mile drive to St Mary & St John Primary School in North Luffenham. The property is located only 300 yards from a children's play area, and a 5 minute short walk to the village cricket field and dog walking fields.

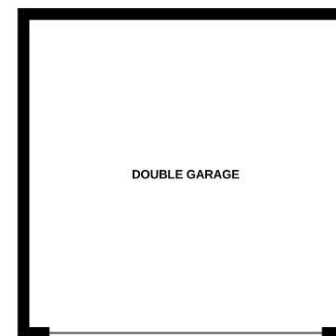
GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



DOUBLE GARAGE  
267 sq.ft. (24.8 sq.m.) approx.



PINFOLD CLOSE, SOUTH LUFFENHAM, OAKHAM LE158NE

TOTAL FLOOR AREA : 1434 sq.ft. (133.3 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: D

**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.