



4 Frisby Lane, South Luffenham, Oakham, LE15 8NL

 **NEWTON FALLOWELL**

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Key Features

- Detached Period Family Home
- Four Bedrooms
- Two Reception Rooms
- Original Period Features
- Roof Terrace
- Potential for Gated Driveway
- Enclosed Rear Garden
- Sought After Village Location
- EPC Rating E
- Freehold

Guide Price £550,000 - £575,000





Dating back to 1897 this period family home exhibits a wealth of character features and stands on a good-sized enclosed plot. The property offers spacious flexible family accommodation within the heart of the sought-after village of South Luffenham. The accommodation briefly comprises an entrance hall, dining room, living room, kitchen with a large pantry, utility/downstairs W.C., four bedrooms, a family bathroom, and a rooftop office & terrace with stunning views of the surrounding countryside. CALL TO VIEW!

Entering via the front door leads into the entrance hall where doors grant access to the understairs storage cupboard and the dining room. The dining room offers dual-aspect windows to the front and side aspects, a built-in storage cupboard, and access to the rear lobby, living room, and the staircase to the first floor. Positioned adjacent to the dining room is the beautiful living room that boasts dual aspect box sash windows to the front and rear aspects and an original feature fireplace with ornate tiles & wooden mantle. Leading through from the dining room is the rear lobby that grants access to the useful pantry & kitchen. The kitchen features worktops with a square edge, cupboards at base and eye level, an inset stainless steel sink and drainer + mixer tap, space for a cooker, space for a dishwasher, windows to both side aspects, access to the utility room and a door to the rear garden. Located at the rear of the property the useful utility/downstairs W.C boasts a worktop with an inset sink and drainer + mixer tap, space and plumbing for a washing machine, close coupled W.C, and two storage cupboards. On the first floor, the property offers three bedrooms and a family bathroom. Bedroom one is positioned above the living room and offers dual aspect windows to the front and rear aspects and an original feature fireplace. Located to the rear of the property is

bedroom two which offers a window to the side aspect. Bedroom three is positioned to the front of the property and offers a dual aspect view to the front and side aspects and an original feature fireplace. Completing the first-floor accommodation, the family bathroom offers half wooden panelling, a panel bath, a pedestal wash hand basin, close coupled W.C., exposed wood flooring, and a window to the side aspect. Located on the second floor you will find bedroom four, the office & the stunning roof terrace that offers beautiful views of the surrounding Rutland countryside.

Externally, the property sits on a good-sized plot and is accessed via double gates that lead to a potential driveway space, currently used as a hard standing for garden sheds. The rear garden is fully enclosed and features a section of lawn with borders of plants & shrubs, a patio seating area suitable for entertaining, and a wooden summer house that would lend itself to a multitude of uses.





Room Measurements

Entrance Hall 1.83m x 0.98m (6'0" x 3'2")

Living Room 3.96m x 3.68m (13'0" x 12'1")

Dining Room 3.99m x 3.95m (13'1" x 13'0")

Pantry 2.1m x 1.61m (6'11" x 5'4")

Kitchen 4.57m x 2.84m (15'0" x 9'4")

Utility Room 2.6m x 2.23m (8'6" x 7'4")

Bedroom One 3.98m x 3.67m (13'1" x 12'0")

Bedroom Two 4.57m x 2.84m (15'0" x 9'4")

Bedroom Three 2.98m x 2.68m (9'10" x 8'10")

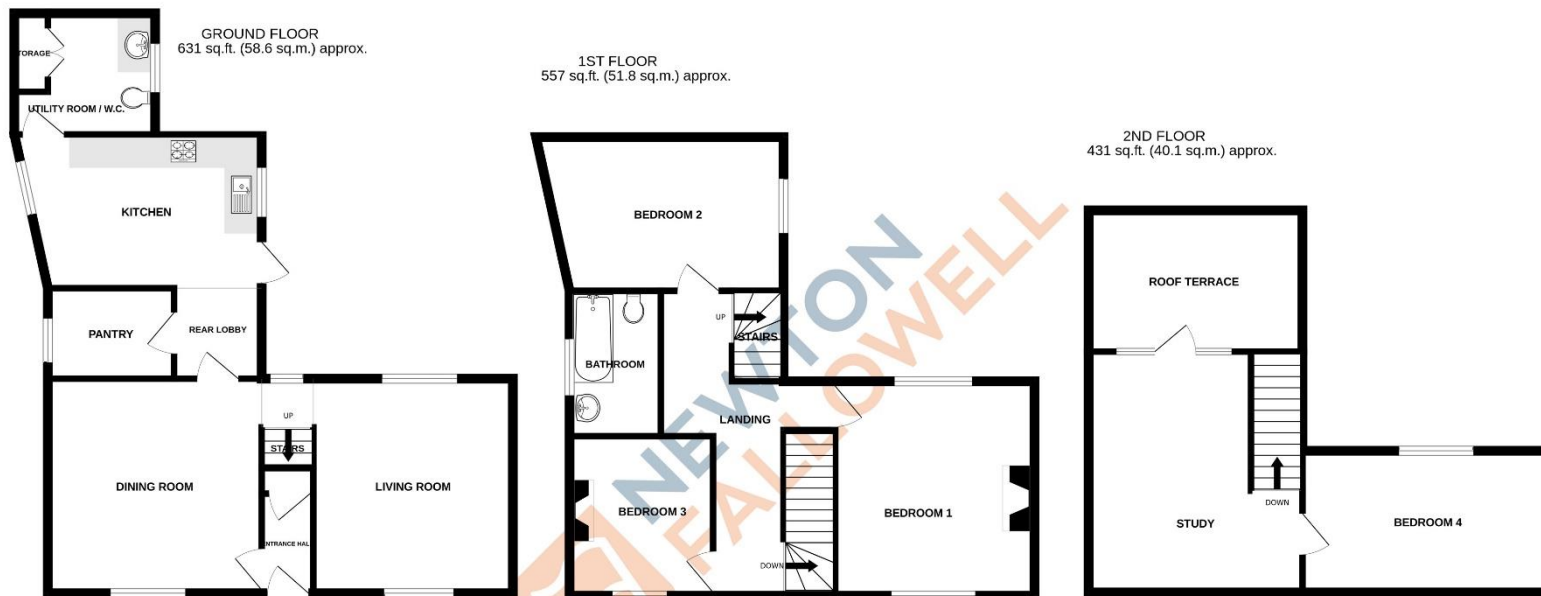
Bathroom 2.73m x 2.07m (9'0" x 6'10")

Bedroom Four 4.78m x 2.62m (15'8" x 8'7")

Office 4.49m x 2.38m (14'8" x 7'10")







FRISBY LANE, SOUTH LUFFENHAM, RUTLAND LE15 8NL

TOTAL FLOOR AREA : 1619 sq.ft. (150.4 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		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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.