



2 Butt Lane, North Luffenham, Rutland, LE15 8JN

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Three Bedroom Family Home
- Semi Detached With Substantial Plot
- Sought-After Village Location In Heart of Rutland
- Expansive Living & Dining Room
- Practical Utility Room & Downstairs WC
- Ideal For Growing Families & Couples Seeking A Quiet Location
- Mature & Generous Front & Rear Garden
- Off-Street Parking For Multiple Vehicles
- EPC Rating E
- Freehold

£260,000





Positioned on a generous plot in the heart of the sought-after Rutland village of North Luffenham, this three-bedroom home presents an exciting opportunity for buyers seeking space, potential, and a peaceful setting. With scope for personalisation and expansion, this property offers excellent flexibility for a growing family or those looking to create their dream home.

The property opens into a central entrance hall, leading through to a light-filled living room stretching the full depth of the house, with dual aspect windows offering front-garden views. The kitchen sits centrally within the property and flows through to a conservatory, which offers additional living or dining space with access to the garden. A utility room and ground floor WC complete the ground floor accommodation, offering practical everyday convenience.

Upstairs, the first floor comprises three well-proportioned bedrooms, including two generous doubles and a comfortable single room or home office. A modern three-piece family bathroom serves all bedrooms.

Externally, the standout feature is the substantial plot. The wraparound garden offers a high degree of privacy and includes lawned and patio areas, as well as mature hedging and trees. With side and rear access, the space provides a prime opportunity for extension, additional parking, or even a garden room or an additional reception room (subject to consents).

Located in the quiet and attractive village of North Luffenham, the home is just a short distance from local village amenities, nearby Rutland Water, and is well placed for access to Oakham, Uppingham and Stamford. Early viewing is highly recommended to appreciate the setting, potential, and lifestyle this property affords.





Entrance Hall 4.19m x 2.1m (13'8" x 6'11")

Living Room 7.86m x 3.35m (25'10" x 11'0")

Kitchen 3.67m x 2.1m (12'0" x 6'11")

Conservatory 5.1m x 2.32m (16'8" x 7'7")

Utility Room 2.46m x 2.15m (8'1" x 7'1")

Downstairs WC

First Floor Landing

Bedroom One 4.2m x 3.35m (13'10" x 11'0")

Bedroom Two 3.67m x 3.35m (12'0" x 11'0")

Bedroom Three 3.24m x 2.1m (10'7" x 6'11")

Bathroom 2.1m x 2.01m (6'11" x 6'7")

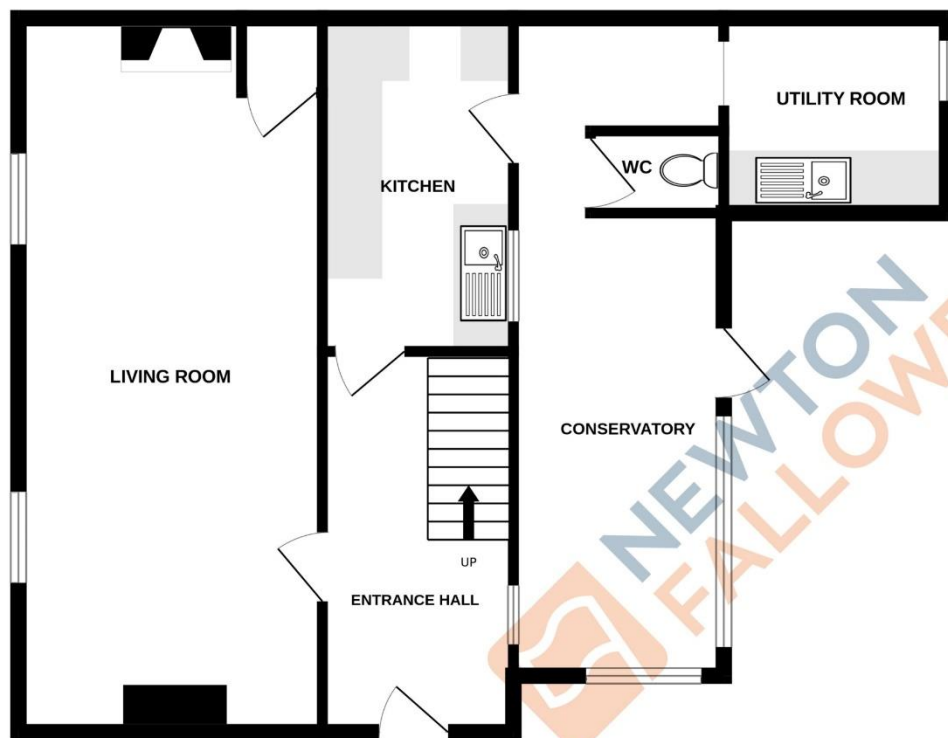
Agent Note: Non-Standard Construction

The property is of non-standard construction. Remedial works have been undertaken in circa 1984 and a PRC certificate is available. This document can be provided upon request. Most mortgage lenders require a PRC certificate in order to lend on a non-standard construction property. Contact Newton Fallowell for further information.

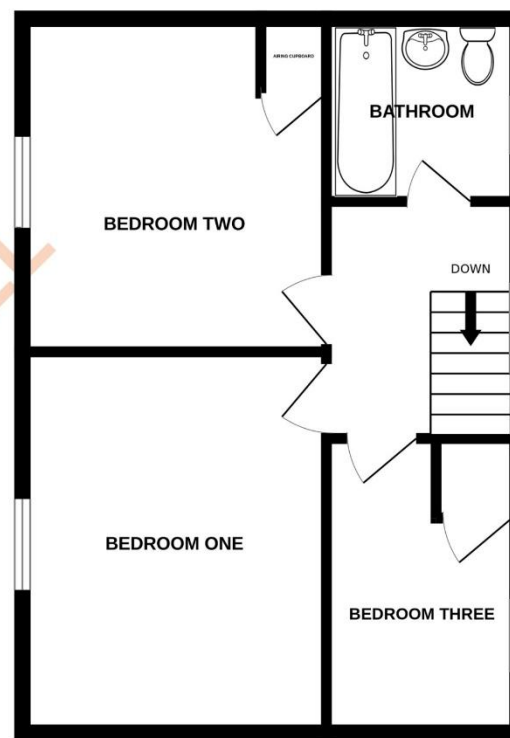




GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



BUTT LANE, NORTH LUFFENHAM, OAKHAM, LE15 8JN

TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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 CC
Council Tax Band: B

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 £62 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.