



Pinfold Close, North Luffenham

Three bedroom home situated on a delightful cul-de-sac within this sought after Rutland village only a short distance from Rutland Water, local amenities and excellent road links.

FEATURES

- Three Bedroom End Terraced Home
- Ideal For First Time Buyers Or Investors
- Good Sized Corner Plot/Garden
- Separate Garden To The Rear
- Sought After Village Location
- Offered With No Chain





ACCOMMODATION

The property is entered via a hallway that provides access to the main rooms on the ground floor. There is a good-sized living room with a bay window to the front, offering plenty of natural light.

The kitchen is bespoke fitted, providing a range of units and workspace. There is also potential to create a utility area, along with a downstairs WC and an additional lean-to space to the rear, suitable for storage or general use.

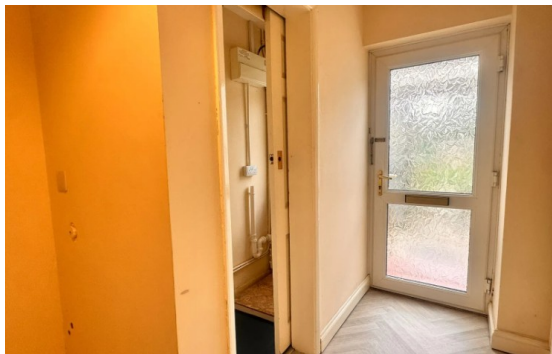
The landing gives access to all first-floor rooms. There are two generous double bedrooms and a third single bedroom, along with a family bathroom fitted with standard sanitary ware. The loft space has been fully boarded, offering additional storage and potential for further use, subject to relevant approvals.



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EXTERNAL

The property is located in a cul-de-sac position on a large corner plot. To the rear, there is a small courtyard area with a path leading to the main garden, which extends around the property. There is also potential to create off-road parking (subject to planning permission), while still maintaining a reasonable garden area.



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EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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