



The Street

South Luffenham, Oakham, LE15 8NX

£340,000

Richardson

The Street

South Luffenham, Oakham, LE15 8NX

Nestled in the charming Rutland village of South Luffenham, this delightful end-terrace cottage offers a perfect blend of modern comfort and traditional charm. Brick built under a blue slate roof, the home has a lovely orientation having afternoon and evening sun to the rear, with the high quality Bereco replacement double glazed sash windows allowing plenty of natural light into the property. As you step inside, you'll be greeted by a warm and inviting cottage feel that has been lovingly maintained and updated by the current vendor. The entrance hall has patterned tiled flooring and stairs off to the first floor. Stripped doorway leads into the well-proportioned lounge with wood burner stove. Further stripped part glazed door leads into a superb refitted kitchen diner with ample oak storage cupboards and draws, with granite work surface, butler sink unit, built in dishwasher, range style cooker with extractor fan. Useful large under stairs boiler cupboard and also further storage within the boiler cupboard with gas fired boiler. To the first floor there are 3 bedrooms, 2 double and a single currently used as an office. Refitted bathroom with rainwater shower over the bath. The loft is boarded and lit, giving further storage space. Graveled front garden with shrubs and pathway to side and gated access to a lovely rear garden with paved patio area, flower beds and shrubs with pathway leading to brick-built outhouse currently used as a utility with wc, sink and plumbing for washing machine and further storage. Further gateway with steps leading down to the off-road parking, a great feature for a village property.

Entrance hall

Lounge

14'0" x 12'1" (4.29m x 3.69m)





Kitchen diner
16'10" x 11'9" (5.14m x 3.6m)

First floor landing

Bedroom
12'0" x 9'3" (3.67m x 2.82m)

Bedroom
11'10" x 9'3" (3.62m x 2.82m)

Bedroom
7'7" x 7'6" (2.32m x 2.29m)

Bathroom

Outhouse/utility
9'7" x 8'4" (2.94m x 2.55m)

External details

Situated in the popular village of South Luffenham, the cottage has a gravel front garden with shrubs. Gated side access to lovely rear garden with paved patio extending to the back of the kitchen and providing a seating area with floral and shrubs surround. Useful brick built outhouse currently used as a utility room, but subject to any planning requirements could be an alternative office/workroom. Gated access with steps down to the off road parking. The whole area is enclosed by fencing giving a good degree of privacy.



Council Tax

Rutland District Council Tax Band B

Services

All main services are connected.

Communication

According to Openreach: Superfast fibre is available

According to Ofcom: Mobile coverage outdoor is likely with EE, Three & O2

Viewing

Strictly by telephone appointment with
Richardson 01780 762433
post@richardsonsurveyors.co.uk



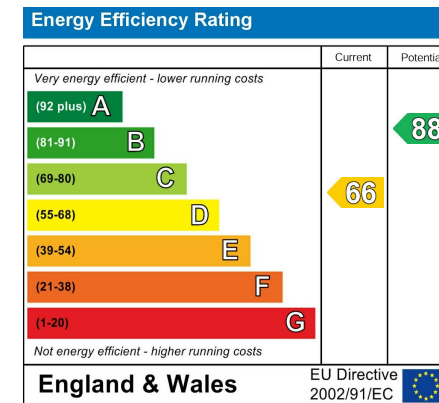
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433