



**Old School Cottage, 2 Old School Close, North Luffenham, Rutland, LE15
8LG**

£275,000



Chartered Surveyors & Estate Agents

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Tenure: Freehold

Council Tax Band: C (Rutland)



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DESCRIPTION

Charming Grade II listed middle terrace cottage offering well maintained, characterful accommodation with a single garage in one of Rutland's desirable villages.

The property dates back to circa 1800 and is built of coursed rubble stone under Welsh slate roof.

The accommodation benefits from gas fired central heating system and double glazing and briefly comprises:

GROUND FLOOR: Sitting Room, Kitchen/Diner;
FIRST FLOOR: two Double Bedrooms, Bathroom.

GROUND FLOOR

Panelled entrance door leads to:

Sitting Room 3.81m x max x 5.33m max (12'6" x max x 17'6" max)

Feature gas fired stove with stone surround, two radiators, beam to ceiling, wall light points, under-stairs storage, window to front elevation, internal double glass panelled door leading to Kitchen/Diner.

Kitchen/Diner 3.23m x 5.44m overall (10'7" x 17'10" overall)

Kitchen Area

Range of fitted units incorporating granite effect work surfaces, inset single drainer sink with mixer tap, limed oak base cupboard and drawer units and

matching eye level wall cupboards, one of them housing Worcester gas central heating boiler. Integrated appliances comprise fridge-freezer, Homark electric oven and four ring gas hob with extractor hood above, space and plumbing for washing / drier.

Tiled splashbacks, window to front elevation.

Dining Area

Radiator, beam to ceiling, wall light point, window to rear elevation, glass panelled door giving access to stairs to first floor.

FIRST FLOOR

Landing 5.51m x 1.88m (18'1" x 6'2")

Radiator with display shelf above, galleried stairs with turned spindles, seating/study area, window to rear elevation.

Bedroom One 3.81m x 3.38m (12'6" x 11'1")

Built-in wardrobes, radiator, window to front elevation.

Bedroom Two 3.12m x 3.43m max (10'3" x 11'3" max)

Built-in wardrobe, radiator, loft access hatch, window to front elevation.

Bathroom 1.91m x 2.69m (6'3" x 8'10")

Modern white suite comprising concealed-cistern WC, pedestal hand basin and panelled shower bath with glass screen, fully tiled splashbacks and matching half-tiled walls, chrome heated towel rail.

OUTSIDE

Front Garden

A small area of hard landscaped garden to the front of the property

Single Garage 2.57m x 5.64m (8'5" x 18'6")

Semi detached Garage (right of pair) located just past the cottage on the left. Light and power, manual up and over door.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating
Smoke Alarms & CO2 Monitors in situ

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:
Indoor: EE and O2 - voice and data limited; Three and Vodafone - none
Outdoor: EE, O2, Vodafone and Three - voice and data likely
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

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NORTH LUFFENHAM

North Luffenham is a delightful village virtually in the centre of Rutland and ideally located for commuting to a number of centres including Oakham, Uppingham and Stamford, with towns and cities further afield such as Peterborough, Kettering, Corby, Leicester, Melton Mowbray. It is not far from the A1 Great North Road (approx 4 miles), and this affords good driving to a number of other locations. There are also railway stations at Oakham and Stamford with connections to the Midlands, together with a good service to Peterborough and from there are many trains to London. Within the village itself are a number of facilities including a church, a public house, bowls and cricket clubs. Other facilities are available in adjoining villages such as shops, doctors surgery etc., but for weekly shopping Stamford, Oakham and Uppingham are handy where there are a good range of shops catering for most needs. The schools in the area are many and varied. In addition to the village school for juniors there are buses which collect them for further education and of course a good range of private schools throughout the district. Sporting facilities too are many and varied with a number of golf courses, rugby clubs, tennis clubs etc. Rutland Water is also only a few minutes' drive away and there one can enjoy sailing, fishing or just a stroll around the lake.

COUNCIL TAX

Band C

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property 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.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

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given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC