



**12 Pinfold Lane, North Luffenham, Rutland, LE15 8LE**  
**£450,000**



Chartered Surveyors & Estate Agents

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**12 Pinfold Lane, North Luffenham, Rutland, LE15 8LE**

**Tenure: Freehold**

**Council Tax Band: E (Rutland County Council)**



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Detached bungalow with two reception rooms and three bedrooms occupying a generously-sized plot with single garage, ample parking and attractively arranged, wrap-around gardens enjoying open rural views to front.



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Situated on the edge of this well-regarded Rutland village, No. 12 Pinfold Lane offers well-maintained accommodation which benefits from oil central heating and full double glazing. The interior can be summarised as follows: Entrance Hall, Lounge, separate Dining Room, Kitchen, Rear Porch, Conservatory, Utility, three Bedrooms and Bathroom with separate shower cubicle.

The property is offered for sale with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

Double-glazed main entrance door with glazed side panel, radiator in decorative cabinet.

##### Lounge 4.11m plus bay x 4.88m (13'6" plus bay x 16'0")

Fireplace with stone surround, matching display niche, raised hearth and adjoining TV plinth, radiator, picture rail, dual aspect with window to side and bay window to front.

##### Dining Room 3.66m x 3.78m (12'0" x 12'5")

Radiator, built-in cupboard, picture rail, bay window to side, archway to Kitchen.

##### Kitchen 3.33m x 3.33m (10'11" x 10'11")

Range of floor and wall-mounted units, inset sink, integrated eye-level Logik electric double oven, integrated Zanussi electric hob, under-counter space

and plumbing for dishwasher and washing machine, space for fridge-freezer.

Freestanding Aquaflame oil-fired central heating boiler, tiled splashbacks, three dual-aspect windows overlooking rear garden, door to Rear Porch.

##### Rear Porch

Access to Conservatory and Utility, external door to front,

##### Conservatory 2.36m x 3.51m (7'9" x 11'6")

Tiled floor, wall-light point, dual-aspect double-glazed picture windows providing views over rear garden, internal door to attached Single Garage, external sliding patio doors to rear.

##### Utility 2.41m x 1.91m (7'11" x 6'3")

##### Off Hallway:

##### Bedroom One 4.11m x 4.11m incl wardrobe (13'6" x 13'6" incl wardrobe)

Fitted wardrobe with sliding doors to one wall, radiator, window to front.

##### Bedroom Two 3.66m x 2.41m (12'0" x 7'11")

Radiator, wall-mounted sink, dual-aspect windows to side and rear.

##### Bedroom Three 2.62m x 2.44m (8'7" x 8'0")

Radiator, window overlooking rear garden,

##### Bathroom 2.62m x 2.49m max (8'7" x 8'2" max)

Three-piece suite comprising concealed-cistern WC, inset hand basin with vanity cupboards beneath and panelled bath, separate shower cubicle with Aqualisa electric shower, tiled walls, built-in cupboard housing hot water cylinder, radiator, window to rear.

#### OUTSIDE

The property is accessed via traditional timber five-bar gate which lead to gravelled driveway providing off-road parking for a number of cars and attached single Garage beyond.

##### Attached Single Garage 5.00m x 2.59m (16'5" x 8'6")

Light and power, manual up-and-over door, windows to side and rear.

#### Gardens

Adjoining the driveway to the front of the bungalow are areas of lawn with well-stocked, mature borders.

The generously-proportioned rear garden has been laid out to include a good-size paved patio area with pergola above, raised flower bed with greenhouse and lawns with established shrubs, bushes and trees to borders.

Included in the sale are two useful timber garden sheds.

#### SERVICES

Mains electricity

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Mains water supply  
Mains sewerage  
Oil central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: EE, Three, O2 - voice and data limited;

Vodafone - none;

Outdoor: EE, Three, O2, Vodafone - 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.

### 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 Kettering 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.

There is a number of golf courses, rugby clubs, tennis clubs etc in the area. 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 E

Rutland County Council, Oakham 01572-722577

### 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

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by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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.

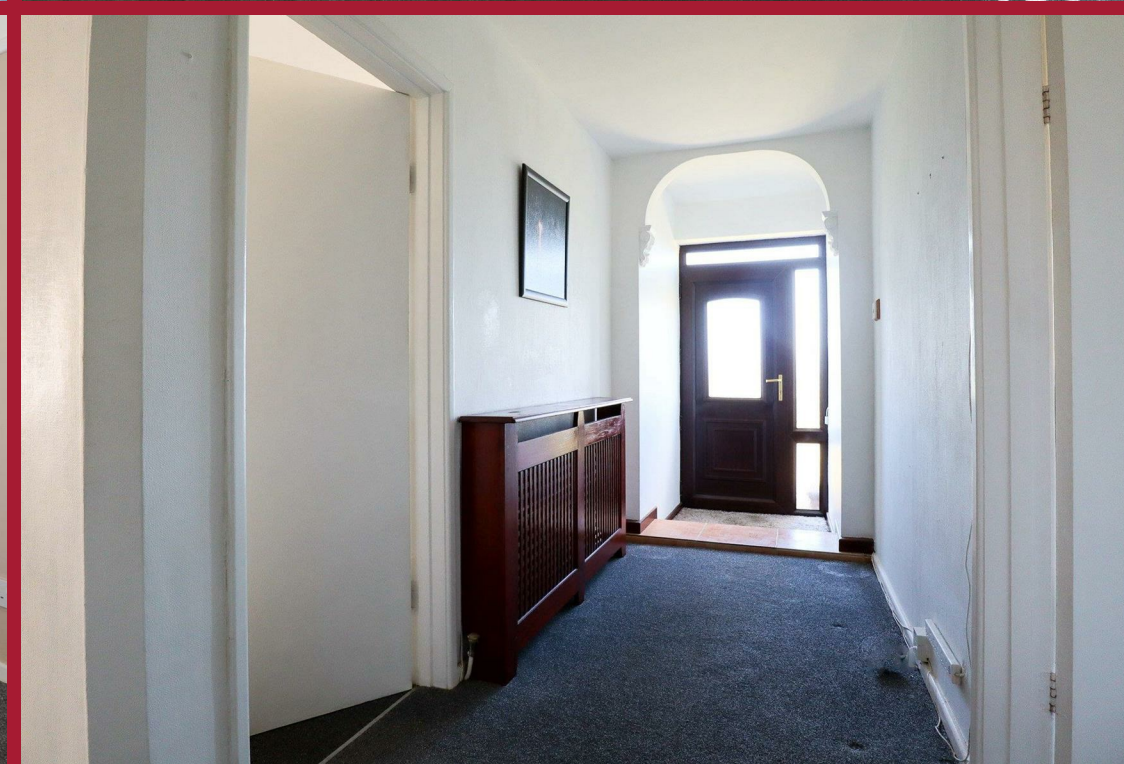
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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 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











Approx. 128.5 sq. metres (1382.8 sq. feet)



Total area: approx. 128.5 sq. metres (1382.8 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.



|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 30      |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

|                            |                            |                                                                                     |
|----------------------------|----------------------------|-------------------------------------------------------------------------------------|
| <b>England &amp; Wales</b> | EU Directive<br>2002/91/EC |  |
|----------------------------|----------------------------|-------------------------------------------------------------------------------------|

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

|                 |                            |                                                                                       |
|-----------------|----------------------------|---------------------------------------------------------------------------------------|
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|-----------------|----------------------------|---------------------------------------------------------------------------------------|