



22 Ancaster Way, North Luffenham, LE15 8LH
Asking Price £209,000



Chartered Surveyors & Estate Agents

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22 Ancaster Way, North Luffenham, LE15 8LH
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Semi-detached house with two off-road parking spaces and enclosed rear garden situated in a well regarded Rutland village.

The property offers accommodation with gas fired central heating system, arranged over two storeys and briefly comprising:

GROUND FLOOR: Entrance Hall, Sitting Room, Kitchen/Diner; FIRST FLOOR: three Bedrooms, Bathroom.

The property is offered with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.07m x 2.06m (3'6" x 6'9")

Timber entrance door with panelled glazing, radiator, stairs leading to first floor.

Sitting Room 3.02m x 5.61m into bay (9'11" x 18'5" into bay)

Radiator, bay window to front elevation.

Kitchen/Diner 4.19m x 2.79m (13'9" x 9'2")

Range of modern fitted units incorporating granite effect work surfaces, inset 1.5 bowl stainless steel sink with mixer tap, base cupboard and drawer units and matching eye level wall cupboards, one of them housing Ideal gas central heating boiler.

Integrated appliances comprise fridge-freezer, dishwasher, electric oven and four ring gas hob with extractor above. There is under-counter space and plumbing for washing machine.

Tiled splashbacks, radiator, timber effect flooring, fitted understairs cupboard, window and part glazed door to rear garden.

FIRST FLOOR

Landing 1.96m x max x 2.74m max (6'5" x max x 9'0" max)

Built-in airing cupboard housing hot water cylinder, roof access hatch.

Bedroom One 4.17m x 2.87m (13'8" x 9'5")

Radiator, window overlooking rear garden.

Bedroom Two 3.12m x 1.96m (10'3" x 6'5")

Radiator, window to front elevation.

Bedroom Three 2.16m x 2.13m (7'1" x 7'0")

Radiator, window to front elevation.

Bathroom 2.18m x 1.80m (7'2" x 5'11")

White suite comprising low level WC, pedestal hand basin and panelled bath with Mira electric shower above, tiled surround and shower screen. Radiator, extractor fan, window to side elevation.

OUTSIDE

Front Garden

The property's frontage is bounded by established hedging and includes an area of open plan lawn and tarmac hard standing for two cars.

There is a paved area with a timber hand gate to the side of the house which links front and rear of the property and provides hard standing for a shed and space for bins.

Rear Garden

The fully enclosed rear garden is mainly laid to lawn with adjoining well stocked beds and borders and paved patio area immediately to the rear of the house.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:

Indoor: EE - voice and data limited; O2 - voice limited, data - none; Three, Vodafone - none;
Outdoor: EE, O2, Three, 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,

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telephone or television points have been tested by the Selling Agents.

FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

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 include 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 B

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 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.

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

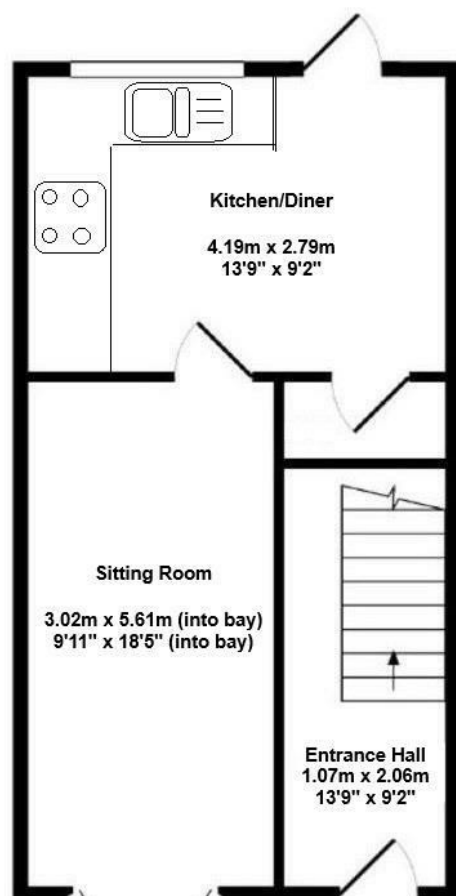






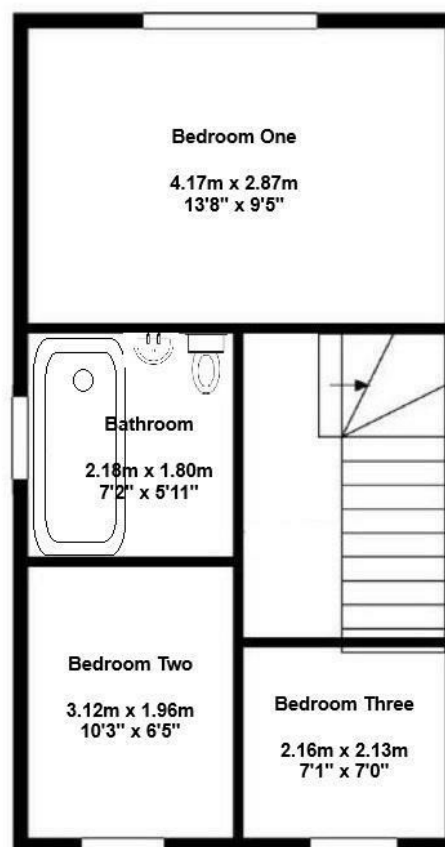


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GROUND FLOOR

Not to scale - for identification purposes only



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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