



## Pinfold Close

South Luffenham, LE15 8NE

Situated at the end of a pretty cul-de-sac in a rural setting is this extremely well presented 2 bedroom stone fronted modern home with a sunny south facing rear garden and open views over the village green to the front.

£895 PCM

# Pinfold Close

South Luffenham, LE15 8NE



- Extremely Well Presented 2 Bedroom End of Terrace
- Extremely Quiet Cul de Sac Location
- Single Garage En Bloc to Rear
- Bright and Airy Kitchen/Dining Room
- Fully Enclosed South Facing Rear Garden
- Available early November 2024
- Separate Lounge with open Views to the Front
- Large Main Bedroom to the Front
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

## Living Room

10'10" x 15'4" (3.30 x 4.67)

## Kitchen/Dining Room

8'8" x 15'4" (2.64 x 4.67)

## First Floor Landing

## Bedroom 1

11'0" x 15'6" (3.35 x 4.72)

## Bedroom 2

8'9" x 8'7" (2.67 x 2.62 (2.66 x 2.61))

## Bathroom

## Single Garage

Fully Enclosed Rear Garden with Lawn & Patio



## Directions

Please use the following postcode for Sat Nav guidance - LE15 8NE





# Floor Plan



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
 Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	