



## Pinfold Close

South Luffenham, LE15 8NE

This well presented 3-bedroom End Terraced Family Home is situated in a pretty cul-de-sac in this popular Rutland village, and benefits from open views over the village green to the front.

£265,000

# Pinfold Close

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- Well Presented 3 Bedroom End of Terrace Home
- Good Sized Lounge
- Low Maintenance Rear Garden
- Overlooking Village Green
- Kitchen/Diner
- Single Garage En-Bloc with Off Road Parking for 2 Vehicles
- Quiet Cul de Sac Location
- Refitted Bathroom
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

## Lounge

13'10" x 13'3" (4.22m x 4.04m)

## Kitchen/Diner

16'11" x 9'11" (5.16m x 3.02m)

## Landing

## Bedroom 1

10'1" x 11'7" (3.07m x 3.53m)

## Bedroom 2

10'1" x 10'10" (3.07m x 3.30m)

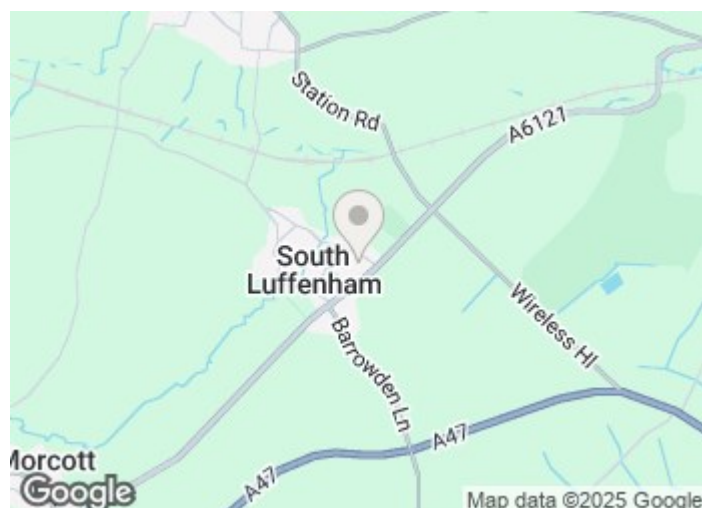
## Bedroom 3

6'6" x 7'5" (1.98m x 2.26m)

## Family Bathroom

7'8" x 5'6" (2.34m x 1.68m)

## Single Garage



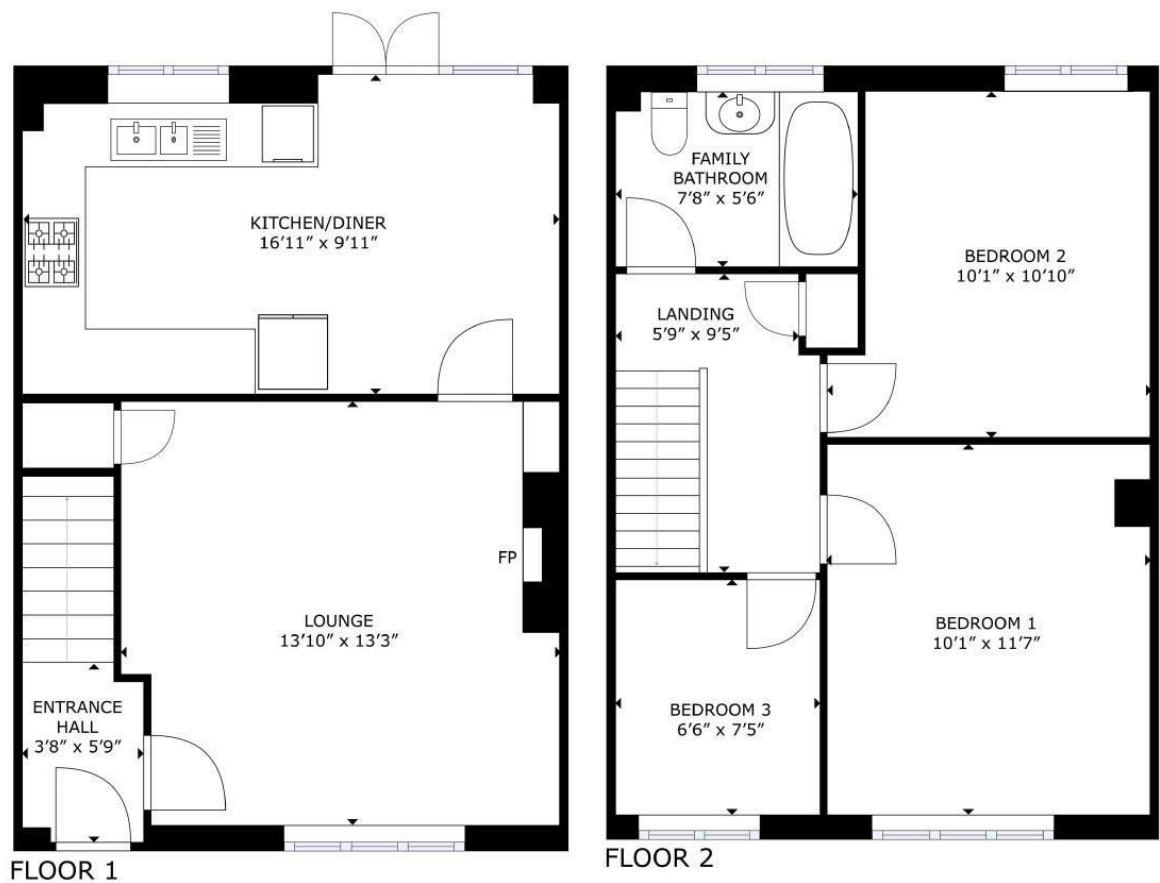
## Directions

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





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 402 sq. ft, FLOOR 2: 395 sq. ft  
TOTAL: 798 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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