



Highfield Cottages

South Luffenham, LE15 8NU

This generously proportioned 3 bedroom Semi-Detached Family Home is situated in the sought after Rutland village of South Luffenham. Conveniently positioned between two of the areas most popular market towns, with the Georgian Market Town of Stamford just 6 miles to the east and Uppingham 5 miles to the west. Originally built as the district nurses residence and surgery, the property is well presented throughout and has been updated and much improved by the current owner. The property also offers further potential to extend (STPP).

VIEWING A MUST

£350,000

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- Established 3 Bedroom Semi Detached House
- 2 Reception Rooms
- Established Front & Rear Garden
- Much Improved in Recent Years and Well Presented Throughout
- Kitchen
- Ample Driveway Parking for Several Vehicles & Single Garage
- Good Sized Accommodation Throughout
- Refitted Bathroom, W.C. & Cloakroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall 6'8" x 5'0" (2.03m x 1.52m)	Kitchen 13'6" x 9'6" (4.11m x 2.90m)	Bedroom 2 8'10" x 11'3" (2.69m x 3.43m)
Living Room 13'2" x 19'3" (4.01m x 5.87m)	Utility 9'3" x 8'3" (2.82m x 2.51m)	Bedroom 3 6'10" x 10'1" (2.08m x 3.07m)
Dining Room 13'6" x 13'10" (4.11m x 4.22m)	Cloakroom 4'0" x 4'0" (1.22m x 1.22m)	Bathroom 6'10" x 5'6" (2.08m x 1.68m)
Store/Boiler Cupboard 3'3" x 5'1" (0.99m x 1.55m)	Landing 13'10" x 6'0" (4.22m x 1.83m)	W.C. 2'11" x 5'6" (0.89m x 1.68m)
Inner Hall 5'3" x 3'4" (1.60m x 1.02m)	Bedroom 1 13'6" x 10'1" (4.11m x 3.07m)	Single Garage 9'3" x 17'3" (2.82m x 5.26m)



Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 651 sq.ft, FLOOR 2: 460 sq.ft
EXCLUDED AREAS: GARAGE: 159 sq.ft
TOTAL: 1111 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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