



Hurfords

2 Butt Lane, North Luffenham Freehold £260,000



# Key Features

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- 3 Bedroom Semi-Detached Home
- Large Lounge/Dining Space
- Well Presented Throughout
- Large Enclosed Rear Garden with Scope
- Plenty of Off-Road Parking

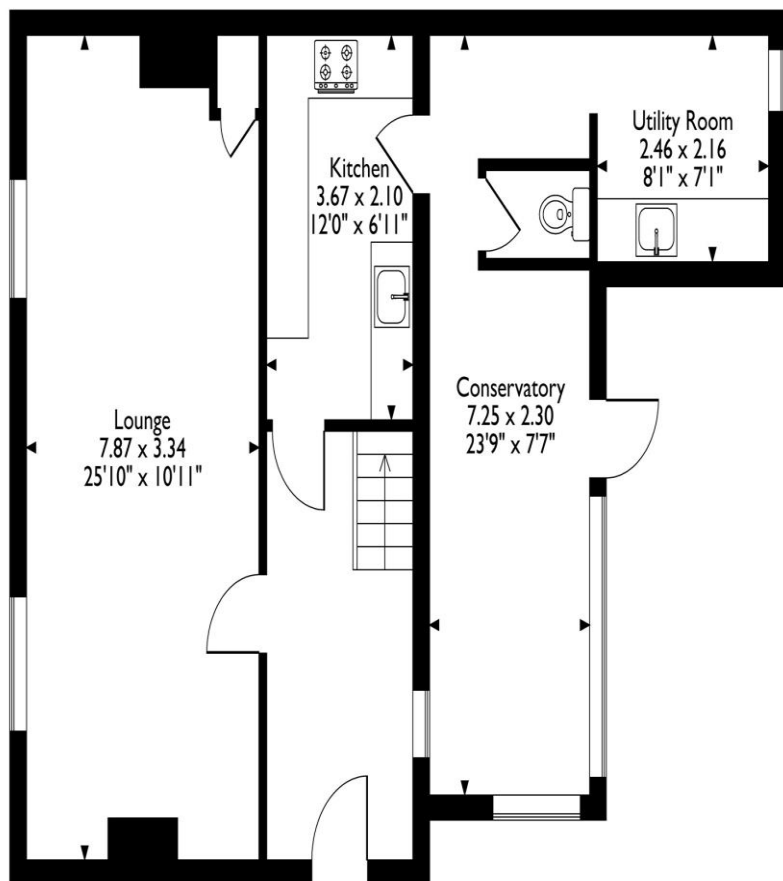
Hurfords are pleased to welcome to the market this three-bedroom semi-detached property, situated in the sought-after village of North Luffenham. This popular village location is ideal for commuters, offering a blend of rural charm and convenience.

Entering the property via the side door, you are greeted by a spacious entrance hall with ample room for coats and shoes. Stairs lead to the first floor, while to the left is the formal lounge-a generous open-plan space. This room is currently utilized by the vendors as a dual-purpose lounge and formal dining area. It features a characterful fireplace and benefits from an abundance of natural light streaming in through the front windows.

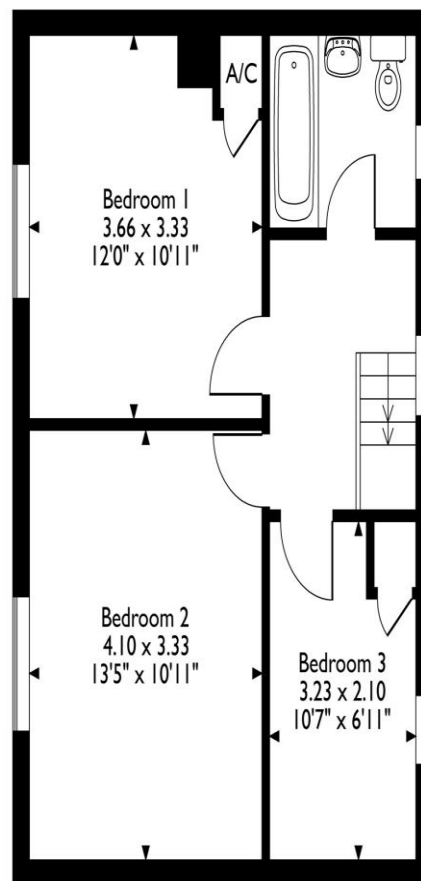
To the rear of the property is the kitchen, fitted with a range of base and wall units. It includes space for an under-counter dishwasher and is equipped with a



2, Butt Lane, North Luffenham, Oakham  
Approximate Gross Internal Area  
112 Sq M/1206 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

double oven and single hob. From the kitchen, you access a lean-to-style conservatory, which provides an additional reception room and houses a convenient downstairs WC and utility area for white goods.

Moving upstairs to the spacious landing, there are three bedrooms. Two double bedrooms are located at the front of the property, while a single bedroom is positioned at the rear. All bedrooms share the family bathroom, which includes a bath with an electric shower over, a vanity unit, and a WC.

To the front of the property, a driveway offers ample off-road parking, leading to a gated entrance to the rear garden. The enclosed rear garden is a fantastic size and features a variety of spaces, including formal lawn areas, mature planting beds, a greenhouse, and storage sheds-perfect for gardening enthusiasts.

In summary, this property is ready to move into and offers a practicality in a desirable village location.

To view this property call Hurfords on: 01572 821777

# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

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