



4  2  3 

Glebe Road, North Luffenham

Guide Price £600,000

**BELVOIR!**



## Key Features

- > Barn Conversion
- > Four Bedrooms
- > Two Reception Rooms
- > Three Bathrooms
- > Close to Rutland Water
- > Garage & Parking
- > Tenure: Freehold
- > EPC rating E
- > Council Tax G



**\* Guide Price £600,000 - £620,000**

Nestled within the picturesque village of North Luffenham, this beautifully presented four-bedroom barn conversion perfectly blends character, space & modern living. Set behind electric gates, the property enjoys a peaceful setting with generous gardens & a gravel driveway providing off-road parking for several vehicles, alongside a single garage & EV charger.

Inside, the home is full of charm with exposed beams & impressive, vaulted ceilings enhancing its unique character. The spacious living room creates a warm & inviting atmosphere, centred around a striking log burner which is perfect space for relaxing evenings.

At the heart of the home is a superb dining kitchen, thoughtfully designed with integrated appliances, a central island and bi-fold doors that open onto the garden, allowing natural light to flood the space & creating an ideal setting for both everyday living & entertaining.

A stunning mezzanine level overlooks the main living space which offers a versatile additional sitting area. The mezzanine also hosts the impressive master suite, complete with a private inner lobby, fitted wardrobes, a stylish en-suite complete with vaulted ceiling that enhances the sense of space & light.



The remaining bedrooms are conveniently located off the welcoming entrance hall. The second bedroom benefits from its own en-suite shower room, while the additional bedrooms are served by a beautifully appointed family bathroom featuring a freestanding bath.

Externally, the garden is mainly laid to lawn with raised patios & decking providing a wonderful space for outdoor living.

North Luffenham is a highly regarded village known for its strong sense of community. The local pub regularly showcases live music and local talent, adding to the vibrant village atmosphere. For those who enjoy the outdoors, Rutland Water is just a stone's throw away, offering a wide range of water-based activities, scenic walks & cycling routes, perfect for embracing country living at its finest.

#### Entrance Hall

Double glazed window to front, double glazed full length window to front, door to front, carpet to flooring, ceiling light, storage cupboard, loft access, ceiling light.

#### Living Room

7.38m x 5.23m (24'2" x 17'2")

Two double glazed windows to front, vaulted double height ceiling with exposed beams, log burner with stone surround & back, exposed brick works, stairs rising to Mezzanine sitting room, carpet to flooring, down lights, TV point, Internet point, radiators.

#### Dining Kitchen

7.54m x 6.72m (24'8" x 22'0")

Double glazed Bi Fold doors opening onto garden, double glazed window to front. Kitchen comprising of wall & base units, wood work surfaces over, kitchen island with wood work surfaces over, four ring halogen hob, cooker hood over, electric double oven, stainless steel sink with drainer, integrated dishwasher, integrated fridge, integrated freezer, tiled splash backs, tiled flooring, cupboard housing immersion tank, radiators.

#### Mezzanine Sitting Room

5.07m x 3.13m (16'7" x 10'4")

Double glazed Velux skylight, vaulted ceiling with exposed beams, carpet to flooring, down lights, radiator, TV point.

#### Bedroom One

5.48m x 5.03m (18'0" x 16'6")

Two double glazed windows to front, vaulted ceiling, multiple fitted wardrobes, carpet to flooring, ceiling light, radiator.

#### Inner Lobby

Carpet to flooring, loft access, ceiling light.

#### En-Suite

2.75m x 1.72m (9'0" x 5'7")

Single shower enclosure with mains shower, low level WC, radiator with heated towel rail, shave point, extractor fan, laminate flooring, down lights, extractor fan.





#### Utility

3.01m x 2.43m (9'11" x 8'0")

Double glazed window to rear, wall & base units, space for washing machine, space for tumble dryer, cupboard housing immersion boiler, tiled splash backs, vinyl to flooring, down lights.

#### Bedroom Two

5.63m x 4.21m (18'6" x 13'10")

Double glazed windows to front & side, exposed beams, carpet to flooring, radiator, ceiling light.

#### En-Suite

2.47m x 1.7m (8'1" x 5'7")

Double glazed window to rear, single shower enclosure with mains shower, low level WC, wash hand basin set into vanity unit, down lights, heated towel rail, tiled flooring, part tiled walls.

#### Bedroom Three

5.13m x 2.67m (16'10" x 8'10")

Double glazed windows to side, carpet to flooring, radiator, ceiling light.

#### Bedroom Four

3.67m x 2.67m (12'0" x 8'10")

Double glazed windows to rear, built in wardrobes, carpet to flooring, radiator, ceiling light.

#### Bathroom

2.7m x 1.68m (8'11" x 5'6")

Double glazed window to side, freestanding bath, low level WC, wash hand basin set into vanity unit, heated towel rail, down lights, part tiled walls, ceiling light.

#### Garage

5.54m x 2.52m (18'2" x 8'4")

Electric roller door, power & lighting.

#### External

Electric gates to entrance, gravel parking for several vehicles, EV charging point, raised decking, raised slabbed patio with entrance to front door.

#### Agents Notes

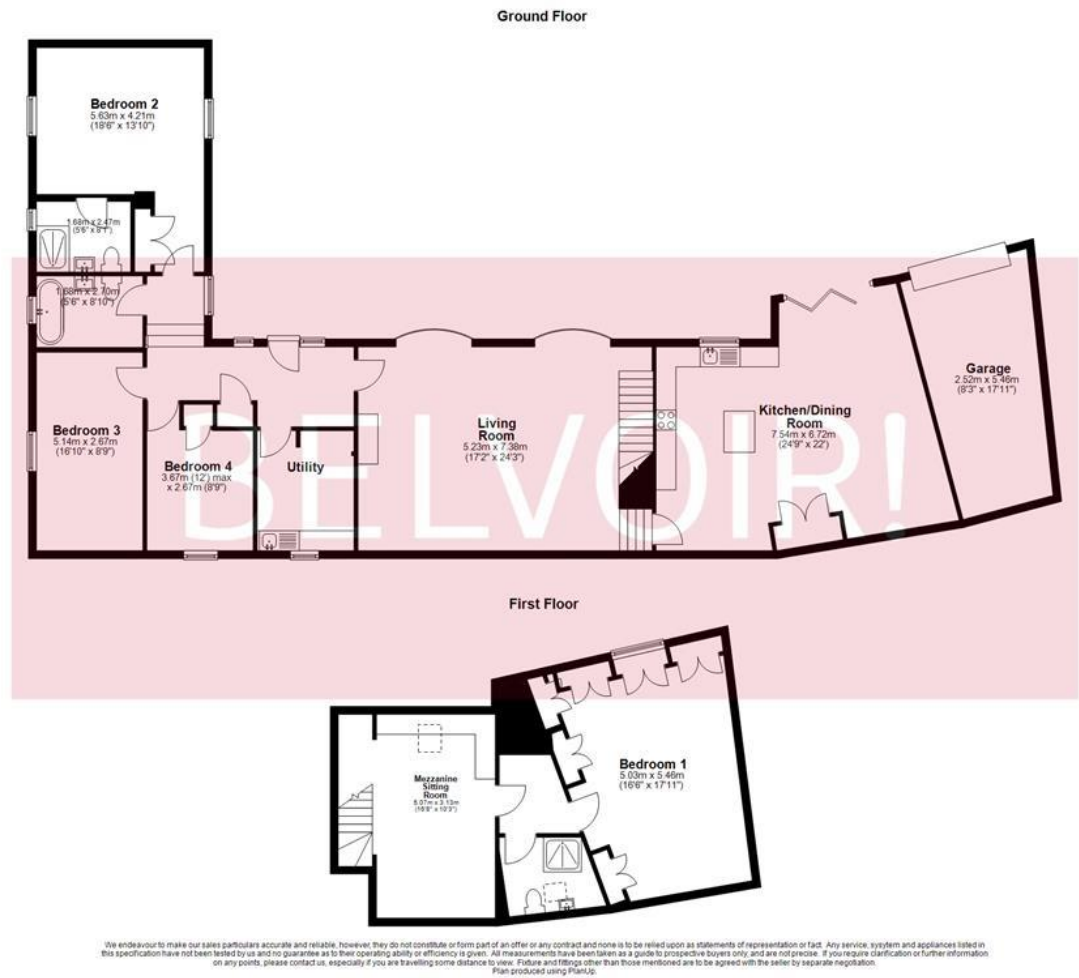
Conservation area

Right of access

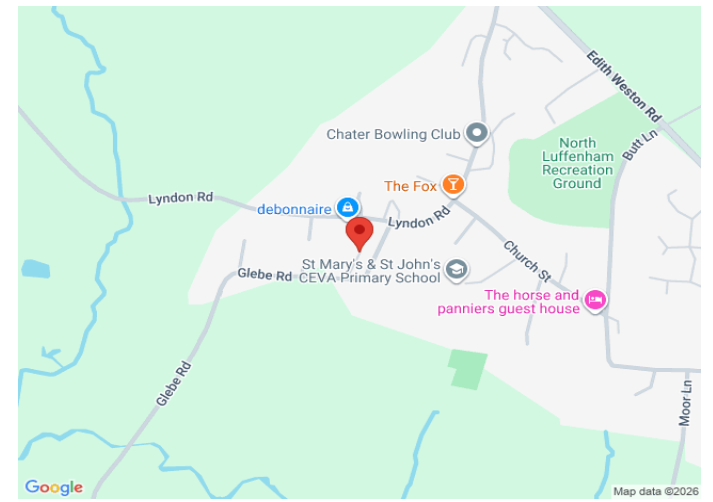


Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>78</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>57</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs:		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<a href="http://www.epc4u.com">www.epc4u.com</a>		



Contact us today to arrange a viewing...

# BELVOIR!