



4 Lyndon Road, North Luffenham

In Excess of £230,000

 **NEWTON FALLOWELL**

4 Lyndon Road

North Luffenham, Oakham

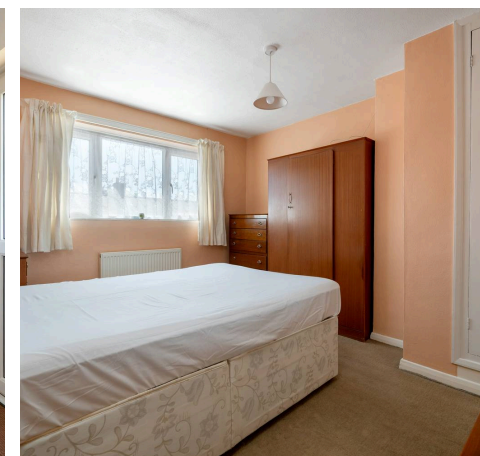
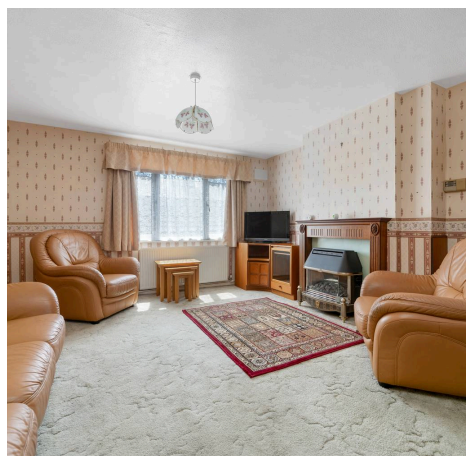
Nestled in the heart of a sought-after Rutland village, this three-bedroom end-of-terrace home presents a rare opportunity for those seeking both space and potential. The property is offered with no onward chain and occupies a generous corner plot, providing genuine scope for extension (subject to planning permission).

The well-proportioned accommodation includes an inviting open-plan ground floor living area, perfect for modern family life or entertaining guests. Upstairs, there are three excellent bedrooms, including two comfortable doubles and a versatile single, offering flexibility for families, guests, or home working. While the house would benefit from modernisation, it provides a blank canvas for personalisation, allowing the new owners to create a home tailored to their tastes and needs.

The property's prime location places it just a stone's throw from the popular village pub and within easy reach of local amenities, schools, and countryside walks.

The outside space is a particular highlight of this home. The property boasts a generous front garden, providing both kerb appeal and privacy, while the expansive rear garden offers ample room for outdoor relaxation, play, or entertaining. The corner plot position enhances the sense of space and provides additional potential for landscaping or further development (STP).

Off-street communal parking is available, ensuring convenience for residents and visitors alike. Mature planting and established boundaries create a pleasant, leafy outlook, while the garden's size and orientation offer plenty of scope for green-fingered enthusiasts or those wishing to create a bespoke outdoor haven.





Living / Dining Room

21' 3" x 13' 0" (6.48m x 3.97m)

Kitchen

10' 10" x 8' 6" (3.30m x 2.58m)

Entrance Hall

10' 2" x 5' 9" (3.10m x 1.76m)

Outbuilding

8' 10" x 5' 9" (2.70m x 1.75m)

Bedroom One

13' 1" x 12' 0" (4.00m x 3.67m)

Bedroom Two

13' 1" x 12' 0" (4.00m x 3.67m)

Bedroom Three

8' 8" x 7' 11" (2.65m x 2.42m)

Bathroom

7' 7" x 5' 8" (2.31m x 1.73m)

Landing

7' 1" x 5' 11" (2.15m x 1.80m)

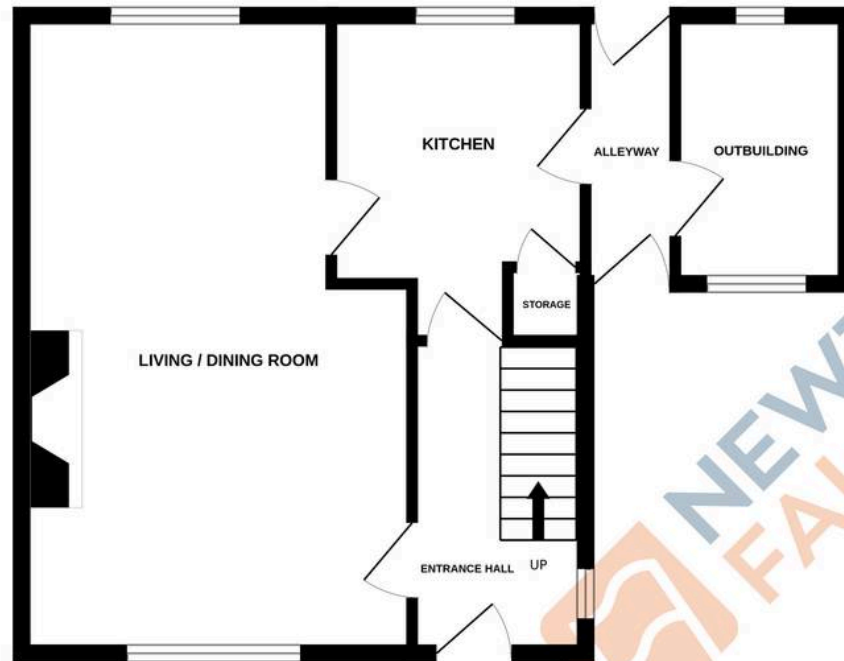
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



LYNDON ROAD, NORTH LUFFENHAM, OAKHAM, LE15 8JZ

TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Oakham

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