



30 Butt Lane, North Luffenham
£350,000

 **NEWTON FALLOWELL**

30 Butt Lane

North Luffenham, Oakham

Presenting this attractive three bedroom semi-detached house, ideally positioned in a sought-after village location opposite the local park and cricket club.

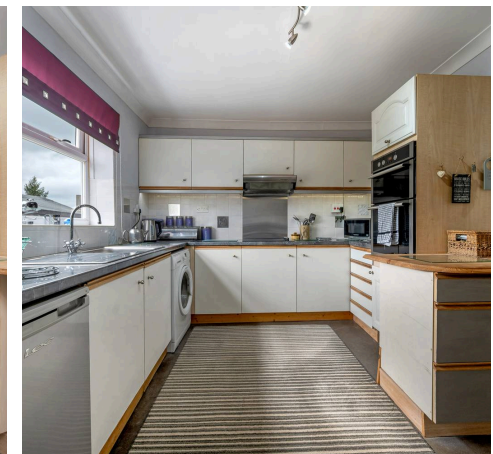
This welcoming family home offers a spacious and versatile layout, featuring a generous ground floor rear extension that provides delightful garden views and enhances the living space. The property boasts a bright and airy living room, perfect for relaxing or entertaining guests, and a well-proportioned kitchen/diner that is ideal for family meals and gatherings. Upstairs, you will find three generous bedrooms, each offering ample space for furniture and storage, along with a large family bathroom. The integral garage presents excellent potential for conversion (subject to the necessary consents), making it suitable for a home office, gym, or additional living area. Off-street parking is available for multiple vehicles, ensuring convenience for both residents and visitors.

The outside space is a true highlight of this property, featuring a large family garden that offers plenty of scope for personalisation to suit your own tastes and requirements. Whether you envision a landscaped retreat, a play area for children, or an entertaining space for summer barbeques, this garden provides a wonderful blank canvas. The garden benefits from established borders and mature trees, creating a sense of privacy and tranquillity. There is direct access from the rear extension, allowing for seamless indoor-outdoor living and making it easy to enjoy the garden throughout the year.

The property's prime position opposite open green spaces enhances the peaceful village atmosphere, while local amenities, schools, and transport links are all within easy reach. This is a fantastic opportunity to secure a well-proportioned family home with excellent outdoor potential, in a desirable and friendly community setting.

Council Tax band: D

Tenure: Freehold





Three Bedroom Family Home

Ground Floor Rear Extension With
Garden Views

Large Family Garden With Scope For
Personalisation

Three Generous Bedrooms With Large
Family Bathroom

Integral Garage With Potential For
Conversion

Excellent Village Location Opposite
Park & Cricket Club



Off-Street Parking For Multiple Vehicles

Spacious Living Room & Kitchen/Diner

Entrance Hall

21' 4" x 5' 7" (6.50m x 1.70m)

Living Room

21' 4" x 11' 10" (6.50m x 3.60m)

Kitchen

23' 7" x 9' 6" (7.20m x 2.90m)

Utility Room

6' 6" x 4' 3" (1.98m x 1.29m)

WC

3' 7" x 3' 7" (1.10m x 1.08m)

Garage

15' 3" x 13' 1" (4.64m x 4.00m)

First Floor Landing

11' 1" x 8' 5" (3.37m x 2.57m)

Bedroom One

13' 1" x 11' 5" (4.00m x 3.49m)

Bedroom Two

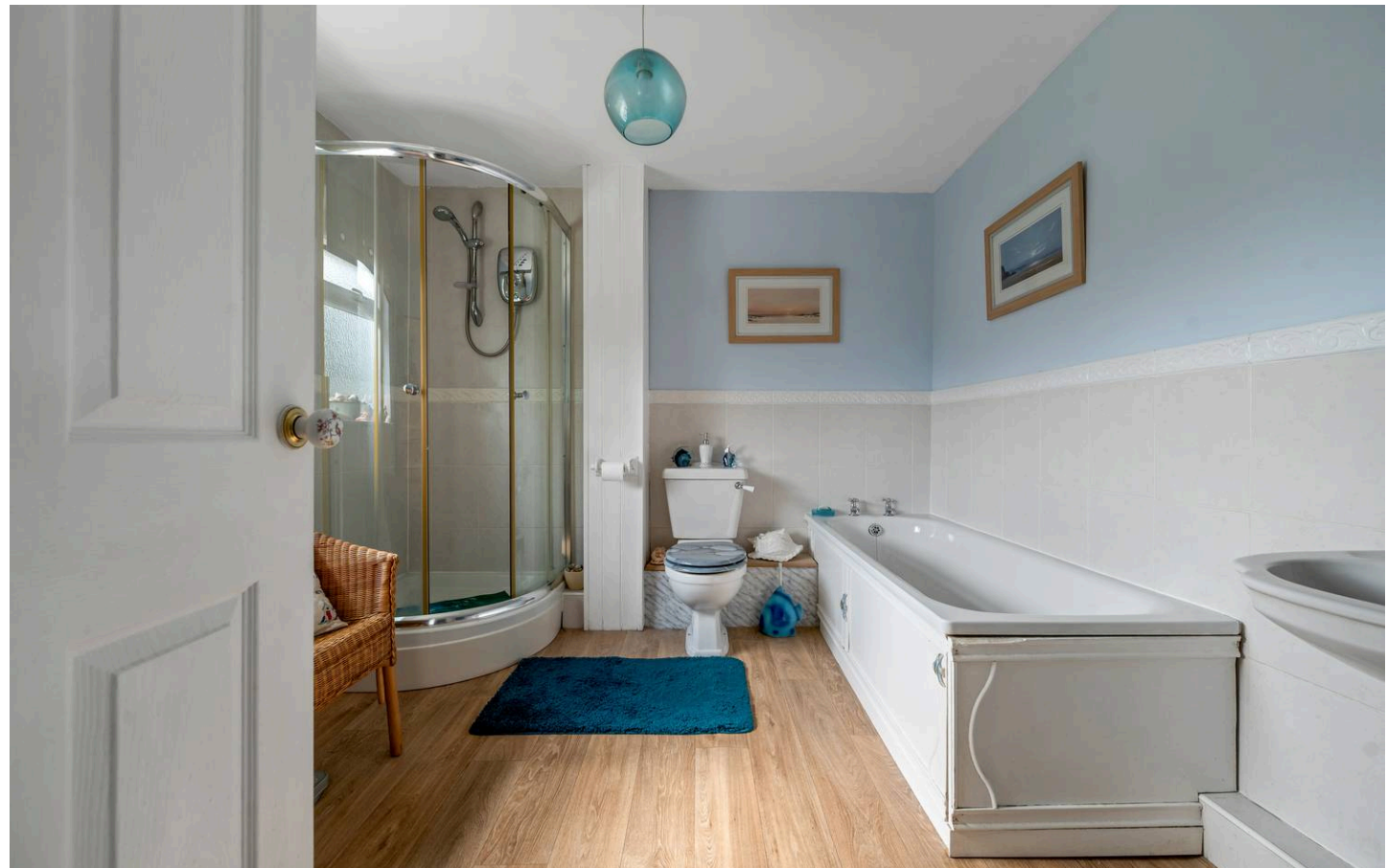
14' 9" x 10' 0" (4.49m x 3.06m)

Bedroom Three

11' 0" x 9' 2" (3.35m x 2.80m)

Bathroom

9' 5" x 9' 4" (2.88m x 2.85m)





Newton Fallowell - Oakham

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