



## **Glebe Road, Oakham, LE15 8JU**

**£625,000**

A Distinctive four bedroom barn conversion that provides a versatile family home with a bright and spacious interior located in the sought after village of North Luffenham. The accommodation is arranged across two floors with rooms that could provide a dual purpose. The main living room is an impressive vaulted ceiling area with log burner and access through to the large 26' kitchen dining area. A galleried landing overlooks the main living room and provides access to the main double bedroom and shower room. The opposite end of the property has three further bedroom, en suite, main bathroom, study room and utility. Outside there are gardens with a hot tub area and gravelled driveway parking for several vehicles.

North Luffenham provides an active community with a church, excellent primary school and superb public house, as well as the highly regarded Luffenham Heath Golf Club a short drive away.

Rutland Water is close to the village and the area provides good schooling, with state academies at Casterton College (7.6 miles) Uppingham Community College (6.6 miles) and within Stamford (7 miles), as well renowned private schooling also in the nearby market towns of Stamford, Uppingham and Oakham.



# Old Barn Glebe Road, North Luffenham, Oakham, LE15 8JU

## ENTRANCE HALL

Access to all ground floor rooms, double glazed window, tiled flooring

## DOUBLE BEDROOM 13'9" x 10'5"

(4.2 x 3.2)

Double glazed window, door to en suite, carpet flooring

## EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled flooring, frosted double glazed window

## BATHROOM

Matching bathroom suite with tiled flooring and surrounds, heated towel rail, frosted double glazed window

## BEDROOM 17'0" x 8'10" (5.2 x 2.7)

Double glazed window, carpet flooring

## BEDROOM / STUDY 11'9" x 8'6" (3.6 x 2.6)

Double glazed window, carpet flooring

## UTILITY 10'2" x 8'2" (3.1 x 2.5)

Washing and drying facilities, storage areas

## LIVING ROOM 21'3" x 17'0" (6.5 x 5.2)

Large open plan living/dining/family room with double glazed windows, log burner, vaulted ceilings with spot lighting

## KITCHEN DINING ROOM 26'6" x 17'0" angled room (8.1 x 5.2 angled room)

Large kitchen dining room with a matching range of floor and wall units with integrated and free standing appliances, double glazed windows and doors to outside areas, tiled flooring

## LANDING RECEPTION ROOM 17'0" x 13'5" (5.2 x 4.1)

Versatile area leading to main double bedroom, carpet flooring

## BEDROOM 17'8" x 16'0" (5.4 x 4.9)

Double glazed windows, carpet flooring, fitted storage units

## SHOWER ROOM

Shower enclosure, low level wc, wash hand basin, tiled surrounds

## GARAGE

Garage area with up and over door to the front of the property

## OUTSIDE

The property is access via a private gated area. The gardens are laid to lawn with hot tub area, large gravelled parking area for several vehicles





