



Station Road, North Luffenham OAKHAM LE15 8LF

welcome to

Station Road, North Luffenham OAKHAM

Positioned on the edge of the Rutland village of North Luffenham, this two-bedroom former rail workers' cottage adjoins open countryside. The property includes a substantial allocated parking area and is situated within reach of local village amenities, including a public house and a primary school.

Entrance/ Lounge Area

14' 3" max x 11' 1" (4.34m max x 3.38m)

Accessed via a front porch, the main reception space features wooden flooring and a focal fireplace.

Dining Area

10' x 6' 11" (3.05m x 2.11m)

Operating in an open-plan layout with the lounge, this space incorporates recessed built-in shelving and provides access to under-stair storage.

Kitchen

12' 9" x 6' 1" max (3.89m x 1.85m max)

Located at the rear of the floorplan, the kitchen is fitted with a range of wall and base cabinetry, wooden work surfaces, and an integrated electric oven and hob.

Bedroom One

12' 3" max x 9' 1" (3.73m max x 2.77m)

Bedroom Two

8' 11" x 7' 4" (2.72m x 2.24m)

First Floor Landing

The first-floor landing leads to two bedrooms and family bathroom

Bathroom

The accommodation is completed by a bathroom comprising a white three-piece suite, including a panelled bath with a wall-mounted shower attachment and tiled surrounds.





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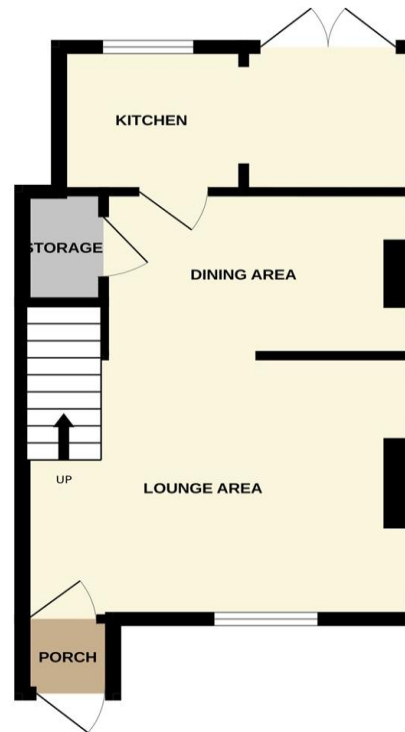
Station Road, North Luffenham OAKHAM

- Two Bedroom Cottage Presented in Fantastic Order Throughout
- Rural Location Surrounded by Farmland
- Large Allocated Parking Area for Several Vehicles
- Close to Rutland Water
- Private Low Maintenance Garden with Open Field Views

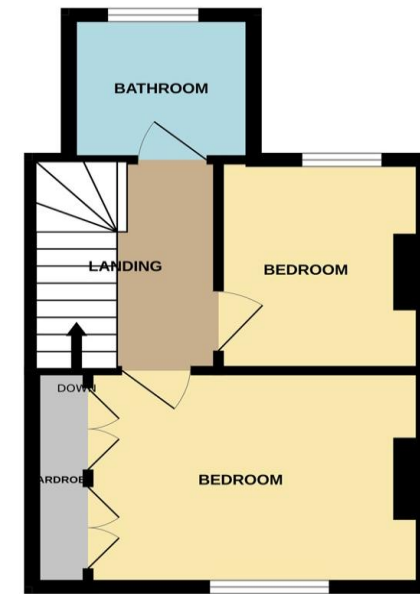
Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£230.000

GROUND FLOOR



1ST FLOOR



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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Property Ref:
COR113249 - 0004

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