

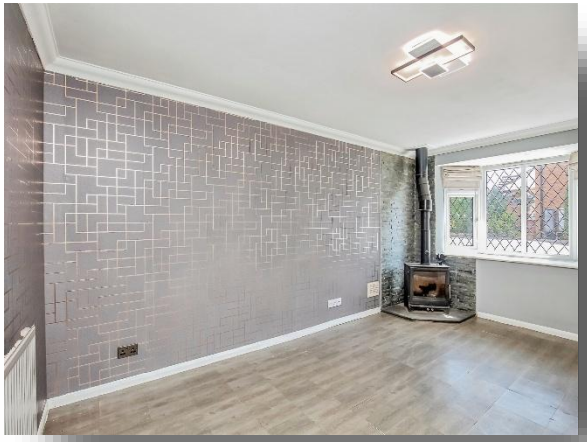
Johnson Close
North Luffenham LE15 8LL

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Welcome to

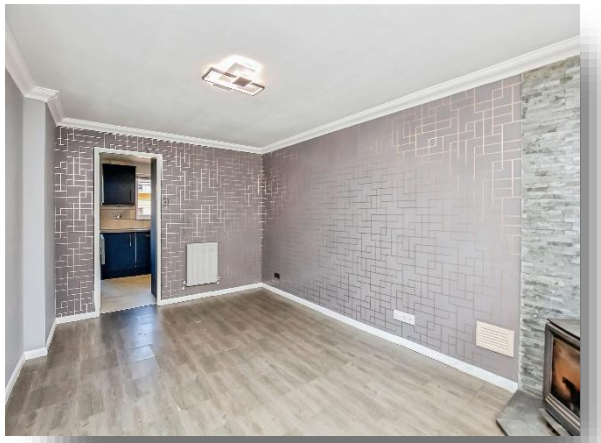
Johnson Close

Two-bedroom semi-detached home in a popular village with amenities and offering excellent access to both Stamford and Oakham. This attractive two-bedroom property provides well-presented accommodation ideal for first-time buyers, couples or those looking to downsize.



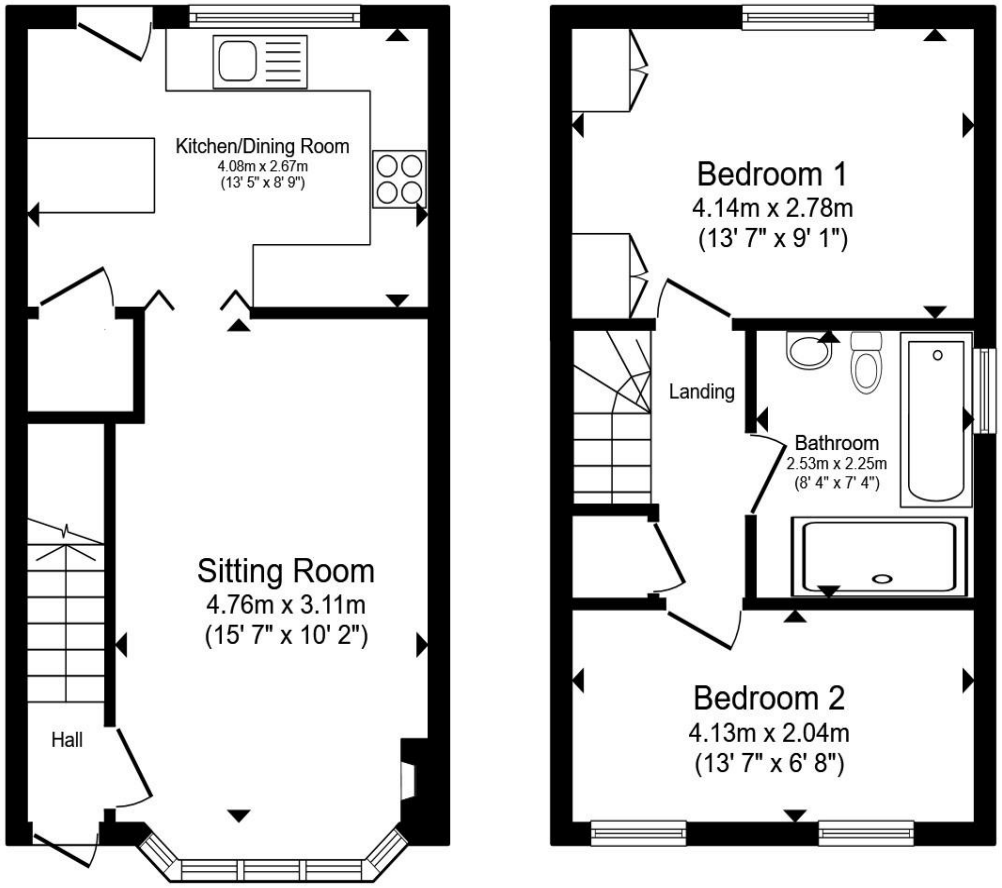












Total floor area 63.4 sq.m. (683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.
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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Sitting Room

15' 7" x 10' 2" (4.75m x 3.10m)

Kitchen

13' 5" x 8' 9" (4.09m x 2.67m)

Bedroom One

13' 7" x 9' 1" (4.14m x 2.77m)

Bedroom Two

13' 7" x 6' 8" (4.14m x 2.03m)

Bathroom

6' 4" x 7' 4" (1.93m x 2.24m)

Welcome to

Johnson Close

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular village location
- Easy access to Stamford and Oakham
- Well-presented two-bedroom semi-detached home
- Lounge with bay window and wood burner

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

guide price

£215,000

The property opens into an entrance hall and a welcoming sitting room, featuring a charming bay window and wood-burning stove, creating a cosy and inviting space.

The modern fitted kitchen offers a range of contemporary units and integrated appliances, including a hob, dishwasher, washing machine and fridge freezer, together with space for a double oven. An extendable breakfast bar provides a useful dining area, while a separate storage cupboard adds further practicality. The kitchen also benefits from direct access to the rear garden.

Upstairs are two bedrooms, with the principal bedroom benefiting from built-in storage. The accommodation is completed by a modern shower room, fitted with a double walk-in shower, waterfall taps, vanity sink unit and WC.

Externally, the property benefits from a block-paved driveway to the front, providing off-road parking and leading to a gated rear garden. The rear garden is predominantly laid to lawn, with a patio seating area and a large garden shed, making it a pleasant and practical outdoor space.









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

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