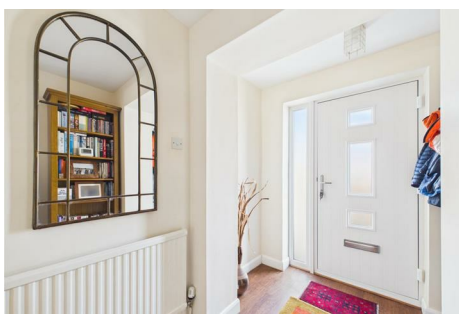




Gatehouse Lane

South Luffenham, LE15 8NN

A well-presented and extended four bedroom semi-detached family home, situated within the Rutland village of South Luffenham. Offering approximately 1,100 sq ft of accommodation, the property provides versatile living space arranged over two floors, together with a single garage and generous gravelled frontage providing off-road parking.

£350,000

Gatehouse Lane

South Luffenham, LE15 8NN



- Extended four bedroom semi-detached home
- Well-presented throughout
- Generous gravelled frontage with off-road parking for 2 vehicles
- Spacious lounge/diner
- Separate office - nursery
- Approx. 1,100 sq ft of accommodation
- Refitted kitchen
- Integral single garage
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

5'9" x 7'9" (1.75m x 2.36m)

Lounge

13'10" x 13'4" (4.22m x 4.06m)

Dining Area

8'4" x 9'5" (2.54m x 2.87m)

Kitchen

8'4" x 9'5" (2.54m x 2.87m)

Kitchen

7'3" x 5'8" (2.21m x 1.73m)

Cloakroom

4'0" x 3'6" (1.22m x 1.07m)

Landing

2'9" x 8'9" (0.84m x 2.67m)

Bedroom 1

8'0" to wardrobes x 10'11" (2.44m to wardrobes x 3.33m)

Bedroom 2

9'0" x 9'6" (2.74m x 2.90m)

Bedroom 3

7'2" x 12'9" (2.18m x 3.89m)

Bedroom 4

7'2" x 9'5" (2.18m x 2.87m)

Office/Nursery

6'8" x 7'10" (2.03m x 2.39m)

Family Bathroom

7'8" x 5'6" (2.34m x 1.68m)

Driveway Parking for 2 Vehicles

Garage

7'4" x 17'1" (2.24m x 5.21m)

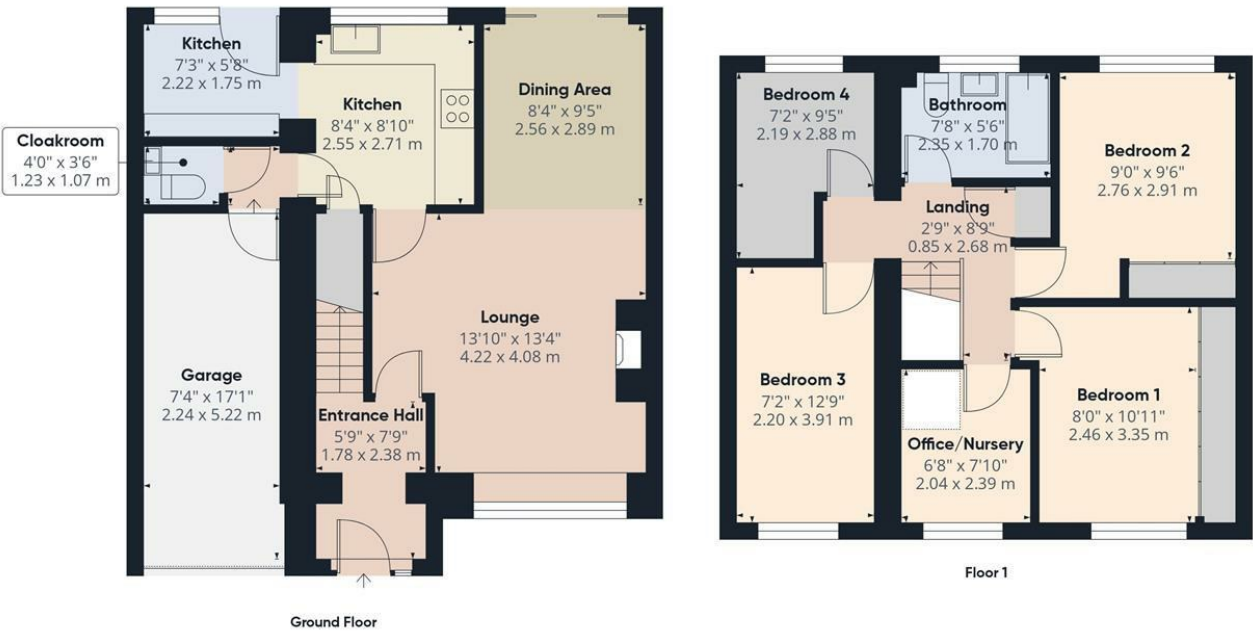


Directions

Please use the following postcode for Sat Nav guidance - LE15 8NN South Luffenham is a well-established Rutland village, offering a peaceful village setting surrounded by attractive open countryside while remaining within easy reach of the larger market towns of Stamford, Uppingham and Oakham. The village has a range of local amenities including a village pub, parish church, village hall and playing fields, with further everyday facilities, shops and schooling available in the surrounding villages and nearby towns. The location is particularly well placed for access to



Floor Plan



Approximate total area⁽¹⁾
1100 ft²
102.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

