



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

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- 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)

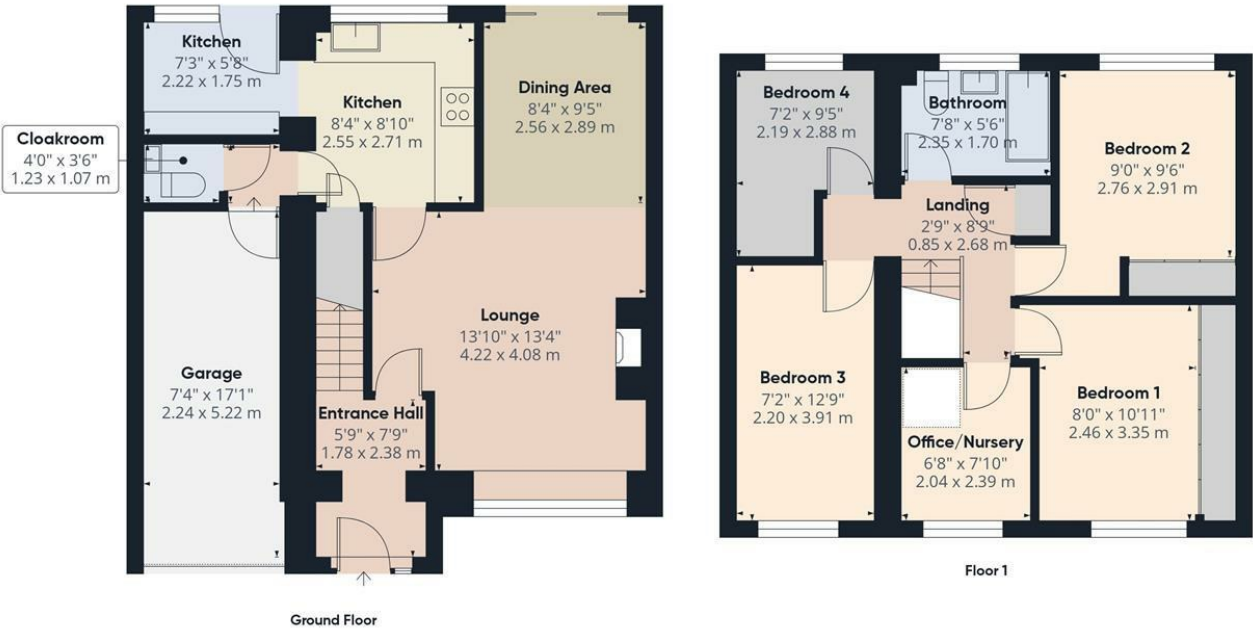


Directions

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 area¹⁾
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.

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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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC