



21 Pinfold Close, South Luffenham, Rutland, LE15 8NE
Offers Over £250,000



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21 Pinfold Close, South Luffenham, Rutland, LE15 8NE

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Attractive middle-terrace house with garage, front garden overlooking the village green and landscaped rear garden offering three-bedroom accommodation in good order throughout and situated in a well-regarded Rutland village.

Benefiting from gas central heating and full double glazing, the accommodation features newly refitted kitchen and modern bathroom and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Kitchen/Diner; FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Covered Porch

Double-glazed entrance door leads to:

Entrance Hall

Stairs leading to first floor, door to Living Room.

Sitting Room 4.04m x 4.14m max (13'3" x 13'7" max)

Coal-effect gas fire in period-style fireplace, radiator, window to front, bi-fold louvre door to Kitchen/Diner.

Kitchen/Diner 2.79m x 5.13m (9'2" x 16'10")

Newly refitted with a range of contemporary units

incorporating granite-effect work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, high-gloss, soft-close base units and matching eye-level wall cupboards.

Integrated appliances comprise Cooke & Lewis electric oven and electric hob with splashback and Hotpoint extractor fan above. Two undercounter appliance spaces (one of them with plumbing for washing machine), space for upright fridge-freezer.

Radiator, understairs storage cupboard, window and French doors to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing Ideal gas central heating boiler, loft access hatch.

Bedroom One 3.58m x 3.10m (11'9" x 10'2")

Radiator, window to front.

Bedroom Two 3.30m x 2.69m (10'10" x 8'10")

Radiator, window to rear.

Bedroom Three 2.29m x 1.98m (7'6" x 6'6")

Radiator, window to front.

Bathroom 1.68m x 2.36m (5'6" x 7'9")

Equipped with low-level WC, contemporary wall-mounted vanity hand basin with mixer tap and drawers beneath and panelled bath with Triton shower above.

Tiled walls, radiator, shaver point, window to rear.

OUTSIDE

Single Garage 5.03m x 2.49m (16'6" x 8'2")

The garage belonging to the property is situated en-block at the rear and is accessed via gravelled driveway which provides additional off-road parking for two cars.

Front Garden

The open-plan front garden overlooks the village green and includes paved hard standing for a bench and pathway leading to front door flanked by lawn with borders.

Rear Garden

The fully enclosed rear garden enjoys southerly aspect and has been attractively landscaped to feature a paved sunken patio immediately to the rear of the house with steps leading up to a raised lawn and well-stocked beds.

A hand gate provides external access to the rear of the property.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

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Broadband availability: Standard

Mobile signal availability:

EE - good outdoor

O2 - variable outdoor

Three - good outdoor

Vodafone - poor to none outdoor

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

SOUTH LUFFENHAM

South Luffenham is a delightful village lying to the south-east of Oakham and to the west of Stamford. It has a number of facilities including a lovely church, two public houses and a junior school in the adjoining village of North Luffenham.

The town of Oakham, Uppingham and Stamford are a short drive away where there are other facilities catering for most needs.

For commuters South Luffenham is ideally placed and accessible to a number of centres including Peterborough, Corby, Kettering, Leicester and of course the three towns already mentioned.

COUNCIL TAX

Band C

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to

condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







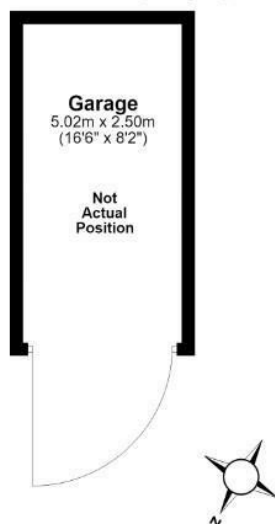




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Ground Floor

Main area: approx. 35.6 sq. metres (383.2 sq. feet)
Plus garage, approx. 12.5 sq. metres (136.0 sq. feet)
(excluding Porch)



First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Main area: Approx. 71.5 sq. metres (769.3 sq. feet)

Plus garages, approx. 12.5 sq. metres (135.0 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR
Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC