



Three bedroom, end terrace property situated in the sought after village of North Luffenham.

- End Terraced
- Good Sized Corner Plot/Garden
- Three Good Sized Bedroom
- Renovation Project
- Separate Garden To The Rear
- Sought After Village Location

Pinfold Close, North Luffenham, LE15 8LD

Offers Over £190,000

A three bedroom home situated on a delightful cul-de-sac within this sought after Rutland village only a short distance from Rutland Water, local amenities and excellent road links. This great home has lots of potential to transform into a lovely family home or a great buy to let.

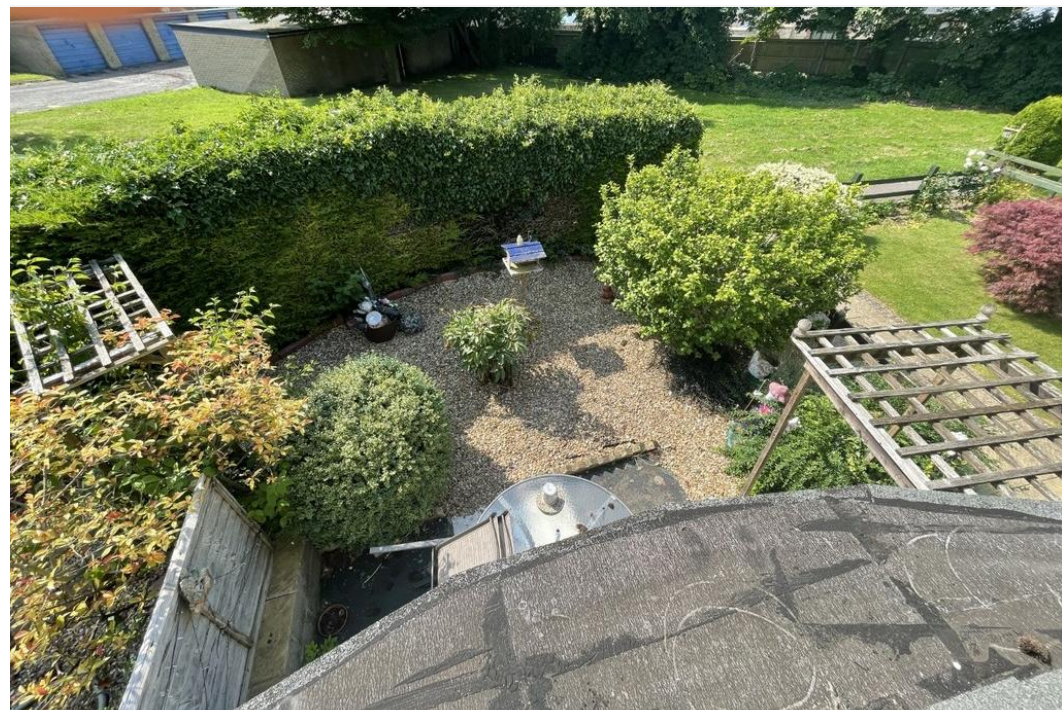
Ground Floor; Entrance hall, good sized living room with bay window, bespoke fitted kitchen, potential utility area and downstairs WC and further lean to.

First Floor; Landing, two generous double bedrooms, third bedroom and the family bathroom. The loft has also been fully boarded

Externally; The property benefits from a cul-de-sac position and sits on a large corner plot. To the rear is a small courtyard area, with a path leading to the main garden area which sweeps around the property. Potential to create off road parking STTP whilst still maintaining a good sized garden

Internal inspection is highly recommended to truly appreciate the lovely village setting and great accommodation.

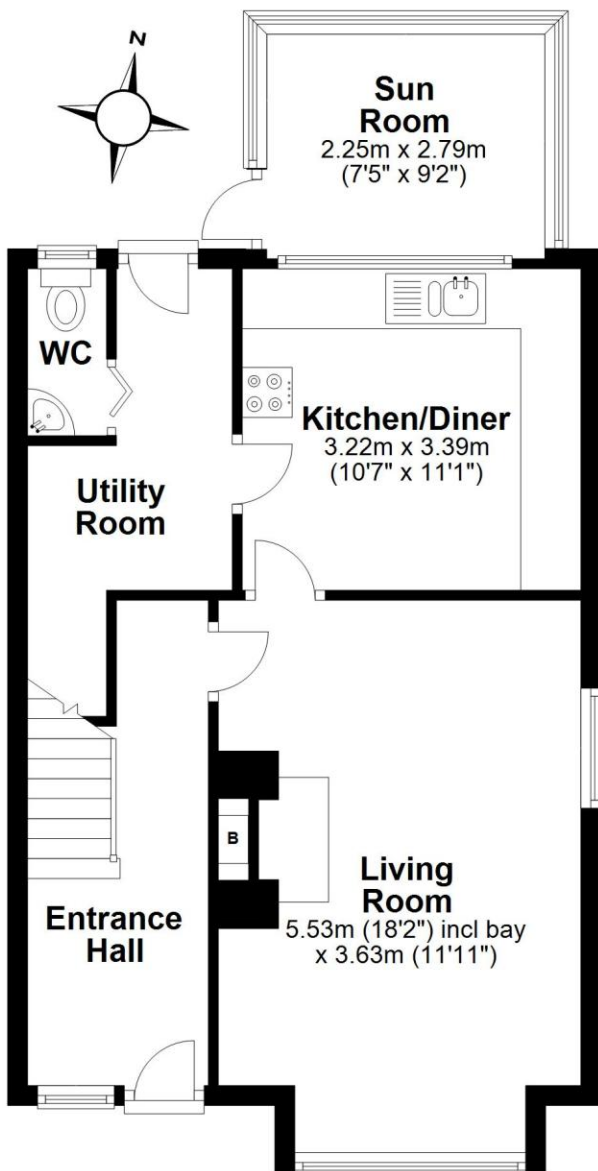




For more information contact one of our team. Outside office hours via outofhours@moorestateagents.com 7 days a week until 9pm.

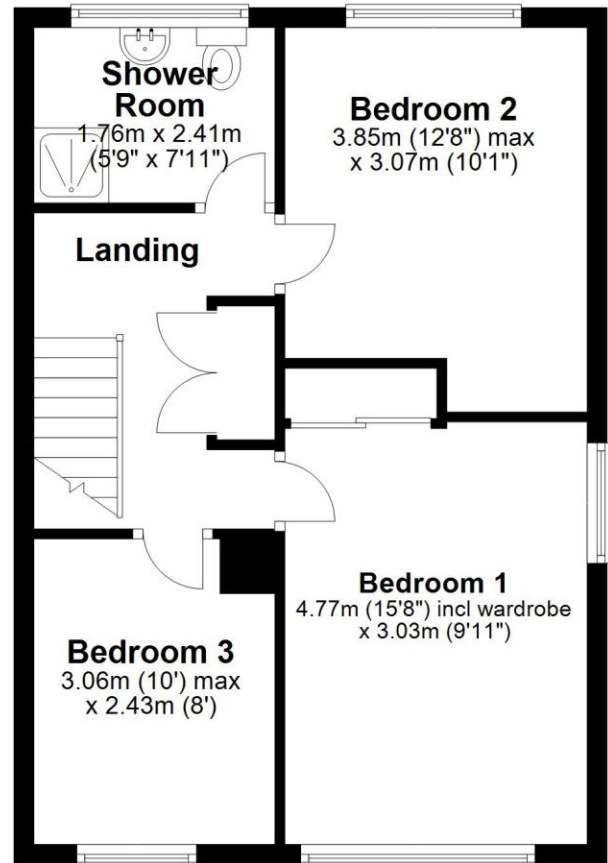
Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 99.0 sq. metres (1065.7 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.

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.



25 Burton Street,
Melton Mowbray
01664 491610

36 High Street,
Oakham
01572 757979

2 Orange Street,
Uppingham
01572 821935

1 Sheep Market,
Stamford
01780 484555

London Platform,
Peterborough Station
01733 788888

London Platform,
Grantham Station
01476 855618

Follow us on... Facebook Twitter

www.mooresestateagents.com | office@mooresestateagents.com

OnTheMarket.com rightmove