



 **SPREY** Stamford Road, South Luffenham
PROPERTY Offers Over £675,000





Introducing A Hidden Gem in a Tranquil Setting!

Nestled in the charming village of South Luffenham, this stunning bungalow offers a serene escape. Boasting a beautiful facade, this home greets you with a warm and inviting atmosphere as soon as you step inside.

The interior showcases a seamless blend of modern amenities and timeless elegance. The open-plan living area provides an abundance of natural light, creating an airy and spacious feel. The well-appointed kitchen features top-of-the-line appliances, making it a chef's dream.

The property comprises three or four bedrooms, including a luxurious master suite, where you can unwind and enjoy the tranquillity of your surroundings. The bathroom is designed with contemporary flair.

Step outside into the private garden, an oasis of greenery, perfect for hosting gatherings or simply relaxing with a book and a cup of tea. The property also features a spacious driveway.





Village Life South Luffenham is a charming village with two public houses, The Boot Inn and The Coach Inn, and the parish church. There is a primary school in neighbouring village of North Luffenham.

The attractive and sought after market towns of Uppingham (six miles), Stamford (seven miles) and Oakham (eight miles) all offer renown schools and an eclectic mix of independent and High Street retail names and restaurants.

Stamford and Oakham also offer rail services between Birmingham and Cambridge, linking, at Peterborough, to commuter services to London Kings Cross from 50 minutes.

There are also lovely walks and countryside from the village, with golf, horse riding and more in the wider local area, whilst Rutland Water, which offers a range of sporting activities, is just 2.5 miles south of the village









Stamford Road, South Luffenham

FREEHOLD:

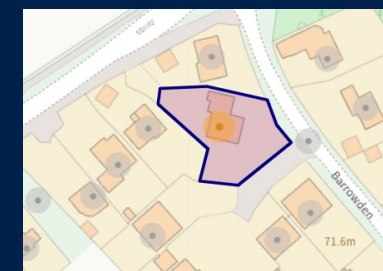
MAIN: Water and Electric

COUNCIL TAX: F



Total area: approx. 252.9 sq. metres (2721.8 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	72 C
39-54	E		
21-38	F		
1-20	G		

Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements