



Oval Close, North Luffenham
OIEO: £585,000





This immaculately presented four-bedroom home, sits in the heart of Oval Close, and offers circa 1600 square feet of accommodation. Externally there is parking for numerous vehicles, and a south /west-facing garden.

Located in the sought after village of North Luffenham, this property combines modern open-plan family living with generous proportions and a modern finish. This stunning residence has an abundance of natural light, and all together a lovely family home.

The property has been thoughtfully configured to provide an entrance hall, contemporary kitchen/dining room/family room, with a vaulted ceiling to the dining end, utility / W/C, office, and separate living room. The first floor offers three double bedrooms and a single plus well-appointed family bathroom with free standing bath and separate walk-in shower; the principal bedroom has an en-suite. Outside is a pretty garden with a decked area that wraps around the house, steps down to a lawn, along with an ornamental pond. The front offers parking for several vehicles along with a great storage/workshop.

The current owners have enjoyed the quiet and well-established location, which is ideal with the village Primary school, playing fields and Rutland Water only a short walk away.





Tenure: Freehold

All mains services

Council tax band: D

EPC: TBC







ENTRANCE HALL:

KITCHEN/DINER: 8.58m x 4.14m (28'2" x 13'7")

UTILITY:

OFFICE:

LIVING ROOM: 5.58m x 4.90m (18'4" x 16'1")

LANDING:

BEDROOM ONE: 5.23m x 4.41m (17'2" x 14'6")

EN-SUITE:

BEDROOM TWO: 3.08m x 4.44m (10'1" x 14'7")

BEDROOM THREE: 2.56m x 3.20m max (8'5" x 10'6" max)

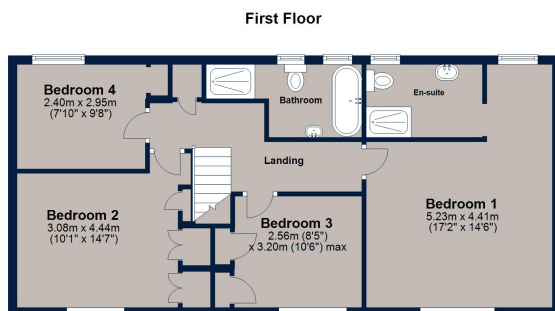
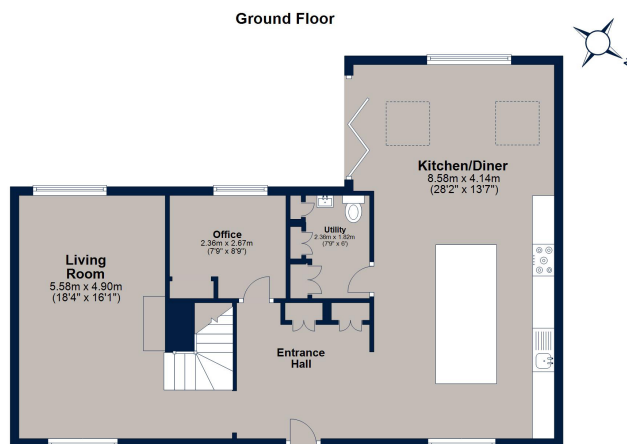
BEDROOM FOUR: 2.40m x 2.95m (7'10" x 9'8")

FAMILY BATHROOM:





Oval Close, North Luffenham

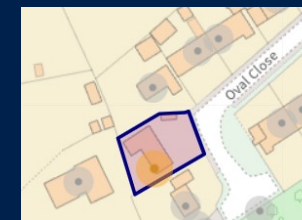


Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

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.



VILLAGE LIFE Located almost equidistant from Oakham, Uppingham & Stamford - approx. 8 miles - and within a short stroll from the local village pub, The Fox is famed for its fine food and real ales, Primary School and the stunning Rutland Water, a mere one mile away and local water sport activities in the next village (Edith Weston), the location of this exquisite village makes this home a must view



EPC TBC

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