



**Pinfold Close**  
**South Luffenham LE15 8NE**

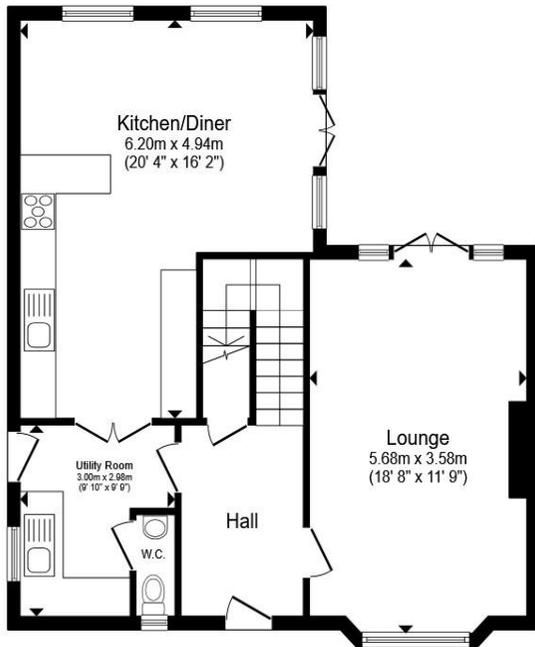


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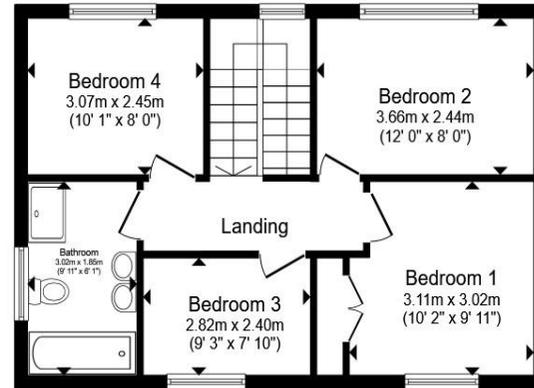
## Welcome to Pinfold Close

This well-presented and spacious detached family home is situated in a sought-after village with amenities including a pub, with schooling in a nearby village, and lovely country walks on the doorstep. Situated with easy access to both Stamford & Oakham.

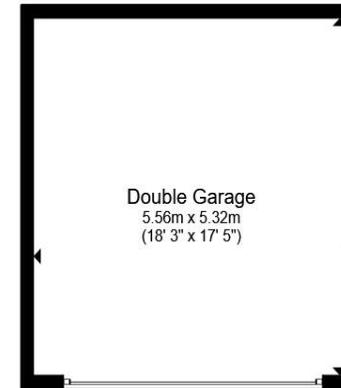




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Lounge**

18' 8" x 11' 9" ( 5.69m x 3.58m )

**Utility Room**

9' 10" x 9' 9" ( 3.00m x 2.97m )

**Cloakroom**

**Kitchen Dining Room**

20' 4" x 16' 2" max ( 6.20m x 4.93m max )

**Bedroom One**

10' 2" x 9' 11" ( 3.10m x 3.02m )

**Bedroom Two**

12' x 8' ( 3.66m x 2.44m )

**Bedroom Three**

9' 3" x 7' 10" ( 2.82m x 2.39m )

**Bedroom Four**

10' 1" x 8' ( 3.07m x 2.44m )

**Bathroom**

9' 11" x 6' 1" ( 3.02m x 1.85m )

**Garage**

18' 3" x 17' 5" ( 5.56m x 5.31m )

Total floor area 143.4 sq.m. (1,543 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### Pinfold Close

- Well-presented detached family home
- Four bedrooms
- Kitchen dining family room with vaulted ceiling & Velux windows
- Lounge with wood burning stove
- Utility room & cloakroom
- Double garage & garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

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