



Station Road, South Luffenham
Oakham, Rutland, LE15 8NG

NEWTONFALLOWELL 

Station Road, South Luffenham
Oakham, Rutland, LE15 8NG
£245,000 Freehold

Set within a picturesque location just outside South Luffenham, is this extremely well kept extended stone cottage. Being sold with NO ONWARD CHAIN the property offers a modern open plan kitchen/diner/ living area, three bedrooms, a shower room and a further four-piece bathroom. This property is a must view at the earliest convenience to appreciate its size, finish and fantastic rolling countryside field views!

The property is entered via the front into the open plan modern and contemporary kitchen/diner. The kitchen offering floor to wall base units. The living area is to the back of the room, where you will find the brick exposed chimney breast, with the multi fuel wood burner, as well as a large window overlooking the rear aspect. Bedroom three is found downstairs and has the use of the three piece shower room. Stairs flow to the first floor landing, where you will find two further double bedrooms and the four-piece family bathroom.

To the front of the property there is ample off-street parking, as well as a large wooden garage/workshop. The rear South facing garden is a great place for socialising and has panoramic field views.



Kitchen Breakfast

20'00 x 15.03 (6.10m x 4.57m.0.91m)

Living Room

11'06 x 9'09 (3.51m x 2.97m)

Downstairs Shower Room

6'01 x 4'03 (1.85m x 1.30m)

Bedroom Three / Reception Room

15'10 x 7'11 (4.83m x 2.41m)

First Floor Landing

Master Bedroom

11'07 x 9'10 (3.53m x 3.00m)

Bedroom Two

10'00 x 7'10 (3.05m x 2.39m)

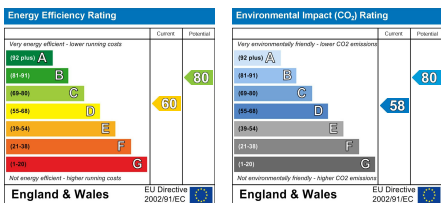
Family Bathroom

7'00 x 6'08 (2.13m x 2.03m)

Outside

Externally the property is well kept with an easily maintained rear garden which is mainly laid to lawn. To the front you have a detached garage and plenty of off street parking.



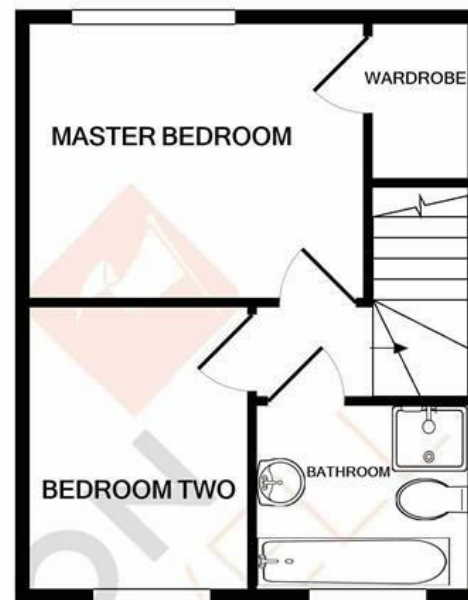
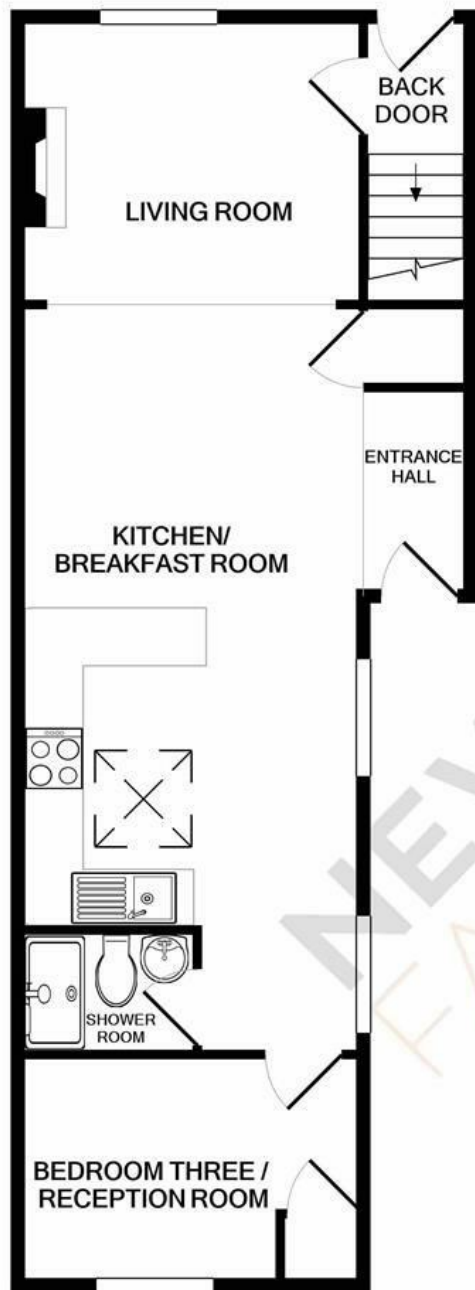


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1ST FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)