



11 Ancaster Way,
North Luffenham, Rutland LE15 8LH

A spacious four-bedroom detached village home, immaculately presented throughout and located on a large corner plot in this popular Rutland village.

GROUND FLOOR

Enter the property into a spacious hallway with stairs rising to the first floor and doors off into the ground floor accommodation. The sitting room to the right of the hall has a large bay window looking out to the front of the property and glazed French doors into the dining room. The dining room offers a great entertaining space, well placed with doors flowing off into the kitchen and the conservatory. The kitchen has tiled floors and a great range of floor standing and wall mounted shaker style cabinets and drawers under laminate work surfaces. Appliances includes a Neff four ring gas burner and a Neff electric double oven with ample space for a dishwasher. The double sink with mixer-tap over sits under the window looking into the rear garden. There is also a stylish breakfast bar for casual dining and extra work surfaces.

- Kitchen & Utility Room
- Living Room
- Dining Room
- Conservatory
- Downstairs WC
- Four Bedrooms
- Family Bathroom & One Ensuite
- Off-Road Parking & Garage
- Private Rear Garden
- Village Location

Next to the kitchen sits a utility offering further storage and space and plumbing for washing machine and tumble dryer. The tiled downstairs cloakroom sits off the utility with low flush WC and pedestal wash basin. A door from the utility leads out onto the garden.

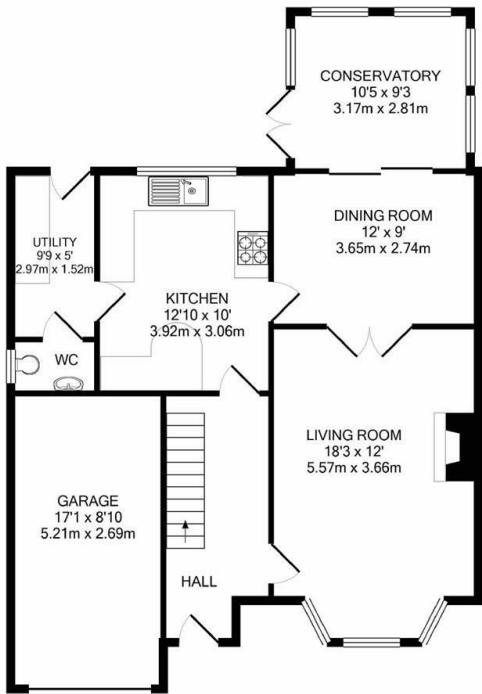
The downstairs accommodation is completed with a centrally heated conservatory/garden room. This room is glazed on three sides and is a wonderful space in which to enjoy the pretty rear garden all year round.



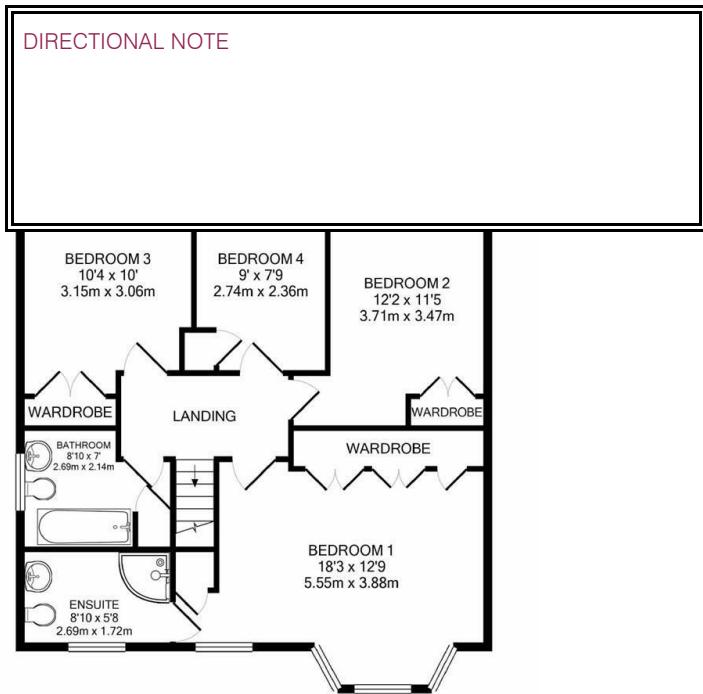
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Total Approx Gross Internal Floor Area 1519.00 sq ft

Measurements are approximate. Not to scale. For illustrative purposes only.



GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		74
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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