



PINFOLD CLOSE  
SOUTH LUFFENHAM, RUTLAND

JAMES  
SELICKS



A WELL-PRESENTED, FOUR-BEDROOM HOME SITTING IN THE POPULAR VILLAGE OF SOUTH LUFFENHAM WITH LOVELY COUNTRYSIDE VIEWS.

### 3 Pinfold Close

South Luffenham  
Oakham, Rutland  
LE15 8NE

Dining Kitchen | Sitting Room | Utility & Downstairs WC |  
Four Bedrooms | Family Bathroom | Private Rear Garden  
| Double Garage & Off-Road Parking | Countryside Views  
| EPC - C

#### ACCOMMODATION

Enter the property into an entrance hall with stairs rising to the first floor, a large understairs storage cupboard and doors to the ground floor accommodation.

The current owners have significantly extended the property to create a fantastic open plan dining kitchen that provides a wonderful flow out to the garden through glazed double doors. The kitchen itself provides a great range of floor standing and wall mounted units, a Range style cooker, space for an American fridge freezer and further white goods, Corian worktops and sink with mixer tap and an undercounter dishwasher. Just off the kitchen through glazed oak 180° folding double doors is a useful utility room offering space for additional white goods as well as further storage, a door out to the side of the property and access to the downstairs WC.

To the right of the entrance hall there is a large sitting room spanning the depth of the property with a feature fireplace with Charnwood log burner inset, a bay window to the front and glazed double doors opening out to the Indian Blue Granite walled patio area with steps up to the elevated rear garden.

Stairs rise to the first-floor landing where there is a double height window providing plenty of light and a view over the garden and countryside beyond.

The principal bedroom sits to the front of the property with a range of bespoke, Farrow and Ball painted built-in wardrobes. Bedrooms two and three sit to the rear of the property both with a lovely view over the garden

and countryside beyond and bedroom four looks out to the front, currently used as a study but could accommodate a single bed.

All bedrooms are served by the large family travertine tiled bathroom comprising a bath, large walk-in shower, low flush lavatory and double sinks built-in into a Corian-topped vanity unit.

The property has been upgraded to an exacting standard with high quality finish and fittings such as the solid oak doors, newly fitted kitchen and fully boarded and insulated loft with folding ladder.

#### OUTSIDE

To the outside the property is approached via a driveway providing ample parking with raised beds and front garden, and access to the detached double garage. The garage has an up and over door and a pedestrian door to the rear.

The rear garden has been comprehensively landscaped by the current owners to provide a terrace area adjacent to the kitchen with raised beds and steps rising to a lawn that has mature floral and shrub borders, an ornamental pond and space for a garden shed.

This very well-presented detached village home has been significantly upgraded by the current owners and must be viewed to be appreciated.

#### LOCATION

South Luffenham is one of the most sought-after villages on the south side of Rutland Water comprising older style character properties. There are two popular public houses, with the local primary school being in the next-door village of North Luffenham. Rutland Water provides an abundance of water sport activities including sailing, windsurfing and fishing. The picturesque, historic market towns of Uppingham, Stamford and Oakham are four, seven and nine miles away respectively, provide for local shopping, and an excellent choice of schools. An easy drive along the A47 into Peterborough provides access to the East Coast mainline - 50 minutes into London.





### 3 Pinfold Close, South Luffenham, Oakham, Rutland LE15 8NE

House Total Approx Gross Internal Floor Area = **1423 sq. ft / 132.2 sq. m**

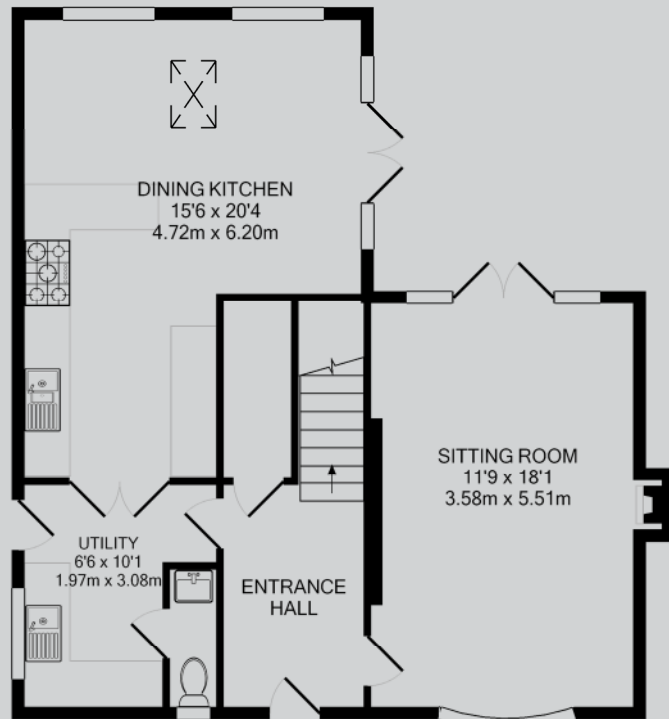
Measurements are approximate, not to scale, illustrative purposes only.

#### DIRECTIONAL NOTE

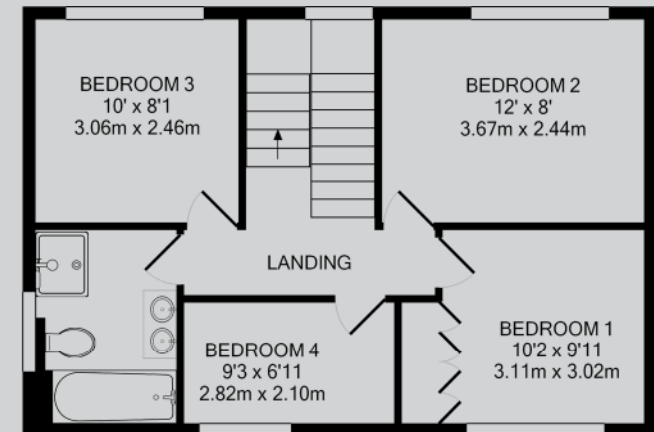
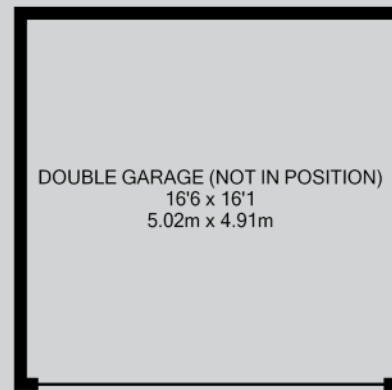
From Oakham take the A6003 signposted to Uppingham. At the main Uppingham roundabout take the first exit onto the A47. Continue on this road through the village of Glaston and further on taking a left turn onto the A6121 at Morcott. Continue on this road until you come into South Luffenham. Take your last left before leaving the village onto Pinfold Lane and then your first left onto Pinfold Close. You will find number three on your left-hand side.

#### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band D.



GROUND FLOOR



1ST FLOOR

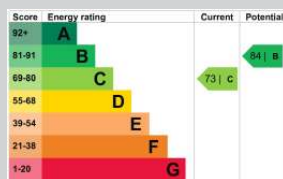


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**Measurements and Other Information**

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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