



**11 Swann Close, North Luffenham, Rutland, LE15 8LJ**  
**Guide Price £250,000**



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**11 Swann Close, North Luffenham, Rutland, LE15 8LJ**

**Tenure: Freehold**

**Council Tax Band: ()**



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## **DESCRIPTION**

Much improved semi-detached house with off-road parking comfortable for two cars and landscaped rear garden situated in a well-regarded Rutland village.

Benefiting from gas-fired central heating system and new UPVC double-glazed windows throughout, the property has been tastefully modernised by the current owners and offers attractively appointed accommodation briefly comprising:

GROUND FLOOR: Entrance Hall, Sitting Room, contemporary shaker-style Kitchen/Diner, Utility Area;  
FIRST FLOOR: three Bedrooms, Bathroom.

## **ACCOMMODATION**

### **Entrance Hall**

Double-glazed entrance door, radiator, laminate flooring, stairs leading to first floor.

### **Sitting Room 4.88m x 3.20m max (16'0" x 10'6" max)**

Radiator, laminate flooring, bay window to front.

### **Kitchen/Diner 2.77m x 4.19m (9'1" x 13'9")**

Stylishly refitted to feature range of contemporary shaker-style units including wooden work surfaces with metro tiles to splashbacks, inset single drainer sink with mixer tap, base cupboard and drawer units. Integrated appliances comprise Kenwood dishwasher, Beko electric oven and Beko ceramic hob with Cooke & Lewis stainless steel extractor

hood above.

Understairs pantry with fitted shelving, radiator, laminate flooring, recessed ceiling spotlights, window overlooking enclosed rear garden.

### **Utility Area 1.19m x 1.93m (3'11" x 6'4")**

Laminate flooring, space and plumbing for washing machine, space for upright fridge-freezer, window and double-glazed external door to rear garden.

## **FIRST FLOOR**

### **Landing**

Built-in storage cupboard housing Worcester gas central heating boiler, loft access hatch.

### **Bedroom One 2.82m x 4.19m (9'3" x 13'9")**

Radiator, window overlooking rear garden.

### **Bedroom Two 3.05m x 1.96m (10'0" x 6'5")**

Radiator, window to front.

### **Bedroom Three 2.31m (7'7")**

Radiator, window to front.

### **Bathroom 1.75m x 1.96m (5'9" x 6'5")**

White suite comprising low-level WC, pedestal hand basin with mixer tap and tiled splashback and panelled bath with shower above and tiled surround. Chrome heated towel rail, window to side.

## **OUTSIDE**

### **Front Garden**

There is an area of hard standing for two cars with adjoining lawn to the front of the property.

A hand gate gives access to the paved area to the side of the house and rear garden beyond.

### **Rear Garden**

The rear garden is fully enclosed by panel fencing and features a lawn and a feature raised timber-decked seating area with pergola above at the top of the garden.

## **SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
EE - good outdoor  
O2 - good outdoor  
Three - variable outdoor  
Vodafone - variable outdoor  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

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### **NORTH LUFFENHAM**

North Luffenham is a delightful village virtually in the centre of Rutland and ideally located for commuting to a number of centres including Oakham, Uppingham and Stamford, with towns and cities further afield such as Peterborough, Kettering, Corby, Leicester, Melton Mowbray. It is not far from the A1 Great North Road (approx 4 miles), and this affords good driving to a number of other locations. There are also railway stations at Oakham and Stamford with connections to the Midlands, together with a good service to Peterborough and from there are many trains to London.

Within the village itself are a number of facilities including a church, a public house, bowls and cricket clubs. Other facilities are available in adjoining villages such as shops, doctors surgery etc., but for weekly shopping Stamford, Oakham and Uppingham are handy where there are a good range of shops catering for most needs.

The schools in the area are many and varied. In addition to the village school for juniors there are buses which collect them for further education and of course a good range of private schools throughout the district.

In terms of sporting facilities, there is a number of golf courses, rugby clubs, tennis clubs etc. Rutland Water is also only a few minutes' drive away and there one can enjoy sailing, fishing or just a stroll around the lake.

### **COUNCIL TAX**

Band B

Rutland County Council, Oakham 01572-722577

### **INDEPENDENT MORTGAGE ADVICE**

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### **VIEWING**

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30, Saturday 9.00 - 12.00

### **DISCLAIMER**

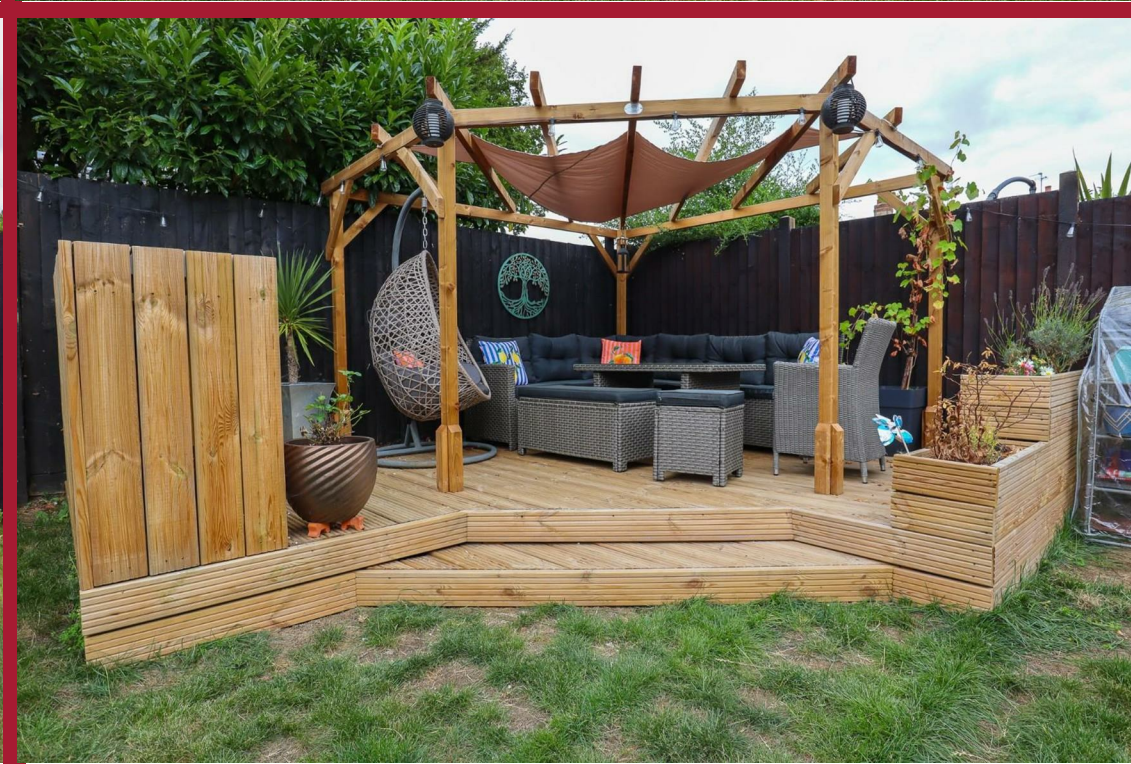
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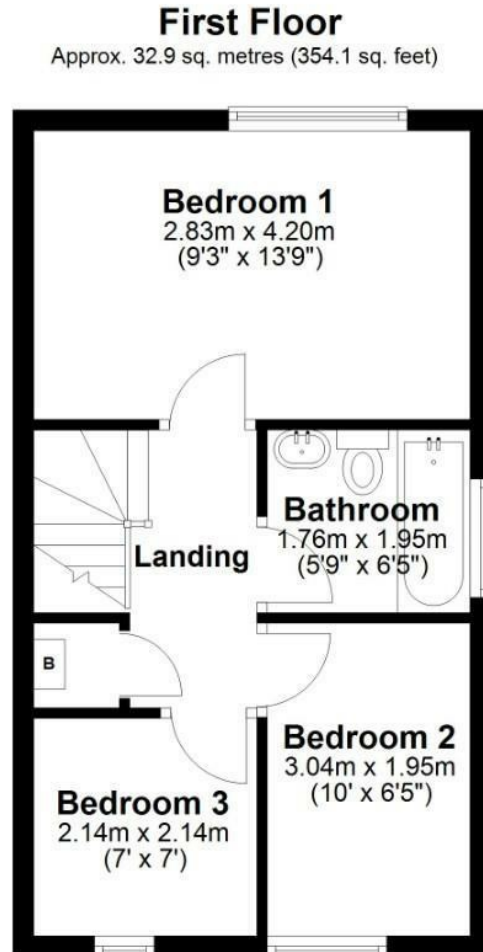
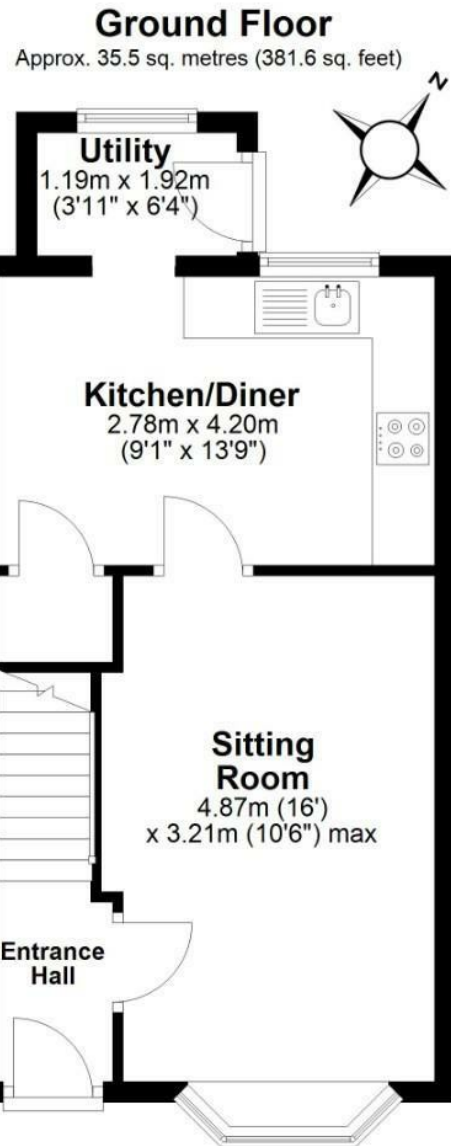








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Total area: approx. 68.4 sq. metres (735.7 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		