



1 Deweys Close, North Luffenham, Rutland, LE15 8JW
Guide Price £270,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

1 Deweys Close, North Luffenham, Rutland, LE15 8JW
Council Tax Band: C (Rutland County Council)
Tenure: Freehold



Chartered Surveyors & Estate Agents

DESCRIPTION

Attractively presented end-terrace house with detached single garage, off-road parking and charming, good-size gardens situated in the well-regarded Rutland village of North Luffenham.

Benefiting from gas-fired central heating system and full double glazing, the property offers well-maintained accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, Kitchen/Diner; FIRST FLOOR: three Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 4.37m x 1.80m (14'4" x 5'11")

UPVC double-glazed front entrance door with matching side panel, radiator in decorative cabinet, staircase with open spindles leading to first floor, useful understairs area.

Lounge 6.30m max x 3.02m (20'8" max x 9'11")

Feature log-burning stove set in brick surround fireplace with raised flagstone hearth, radiator, bay window to front.

Kitchen/Diner 2.77m x 5.41m (9'1" x 17'9")

incorporating Kitchen Area and Dining Area as follows:

Kitchen Area

Range of fitted units comprising granite-effect work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Wall-mounted Vaillant Ecofit Pure gas-fired central heating boiler, undercounter space and plumbing for washing machine. Included in the sale is a freestanding New World electric cooker. There is space for upright fridge-freezer.

Tiled floor, double-glazed external door with matching side panel leading to rear garden.

Dining Area

Radiator, tiled floor, window overlooking private rear garden.

FIRST FLOOR

Landing

Radiator, loft access hatch.

Bedroom One 4.32m max x 3.00m (14'2" max x 9'10")

Radiator, window overlooking front garden.

Bedroom Two 3.56m x 2.77m (11'8" x 9'1")

Built-in single wardrobe, built-in airing cupboard, radiator in decorative cabinet, laminate flooring, window to providing views over attractive gardens to rear.

Bedroom Three 2.84m x 2.34m (9'4" x 7'8")

Radiator, laminate flooring, window overlooking front garden.

Bathroom 1.88m x 2.54m (6'2" x 8'4")

White suite comprising low-level WC, pedestal hand basin and 'P'-shaped, double-ended bath with Triton power shower above and glass screen. Tiled walls, radiator, window to rear.

OUTSIDE

Detached Single Garage

The garage is accessed via a gate from back garden and has a concrete driveway in front which provides an additional off-road parking space.

Front Garden

The open-plan front garden is laid to lawn with a mature, central inset tree.

A hand gate to the side of the house links front and rear of the property.

Rear Garden

The fully enclosed terraced rear garden is privately screened by a variety of established shrubs, bushes and conifers. The garden has been hard-landscaped for ease of maintenance and feature two distinct areas: a lower terrace immediately to the rear of the house with stone steps leading up to a secluded upper section of the garden. Both sections of the garden are ideal for al fresco dining and entertaining in warmer months.

1 Deweys Close, North Luffenham, Rutland, LE15 8JW
Council Tax Band: C (Rutland County Council)
Tenure: Freehold



Chartered Surveyors & Estate Agents

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:

Indoor: EE - voice and data limited; O2 - voice limited, data - none; Three, Vodafone - none;

Outdoor: EE, O2, Three, Vodafone - voice and data likely.

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.

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. Sporting facilities too are many and varied with 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 C

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.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

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

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or

1 Deweys Close, North Luffenham, Rutland, LE15 8JW
Council Tax Band: C (Rutland County Council)
Tenure: Freehold



Chartered Surveyors & Estate Agents

representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

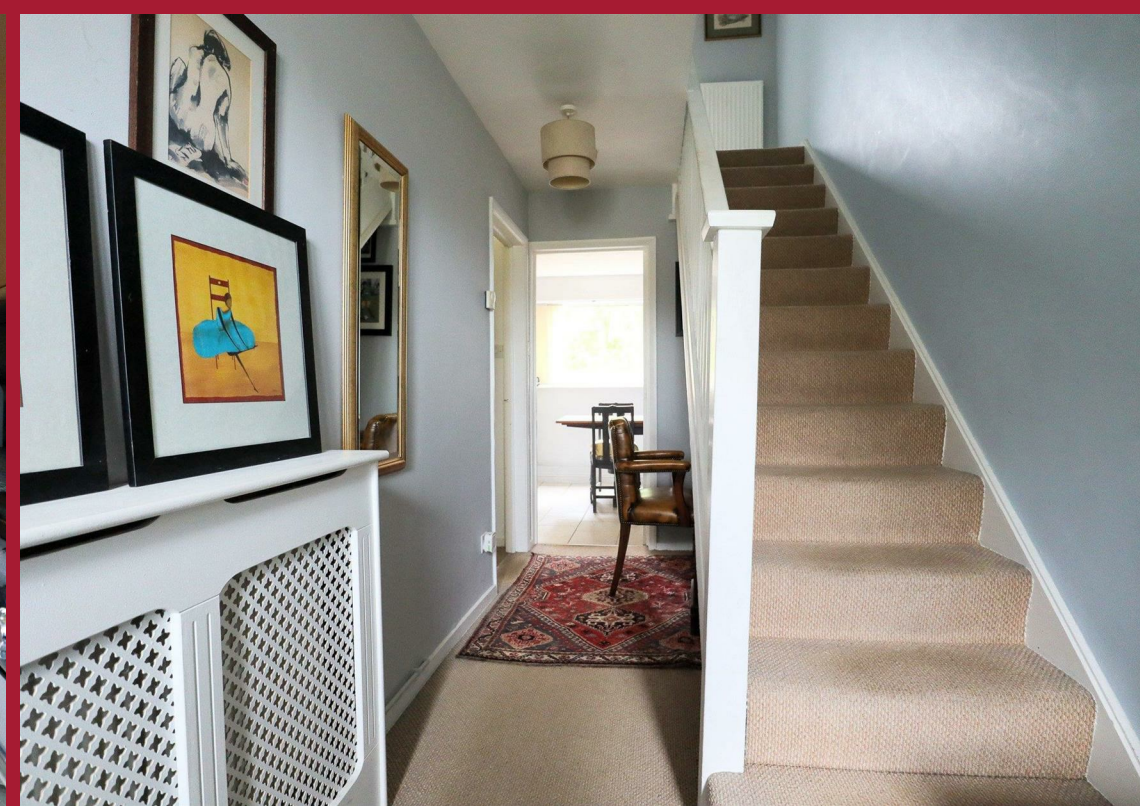
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

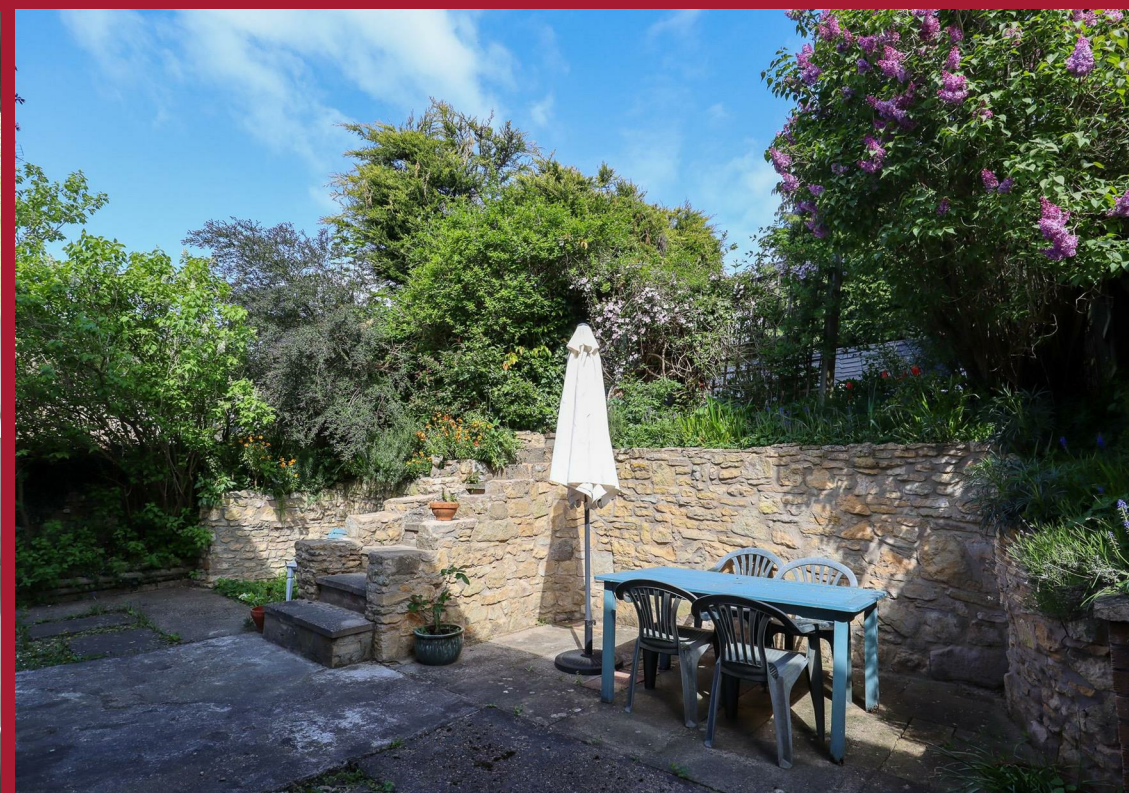
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

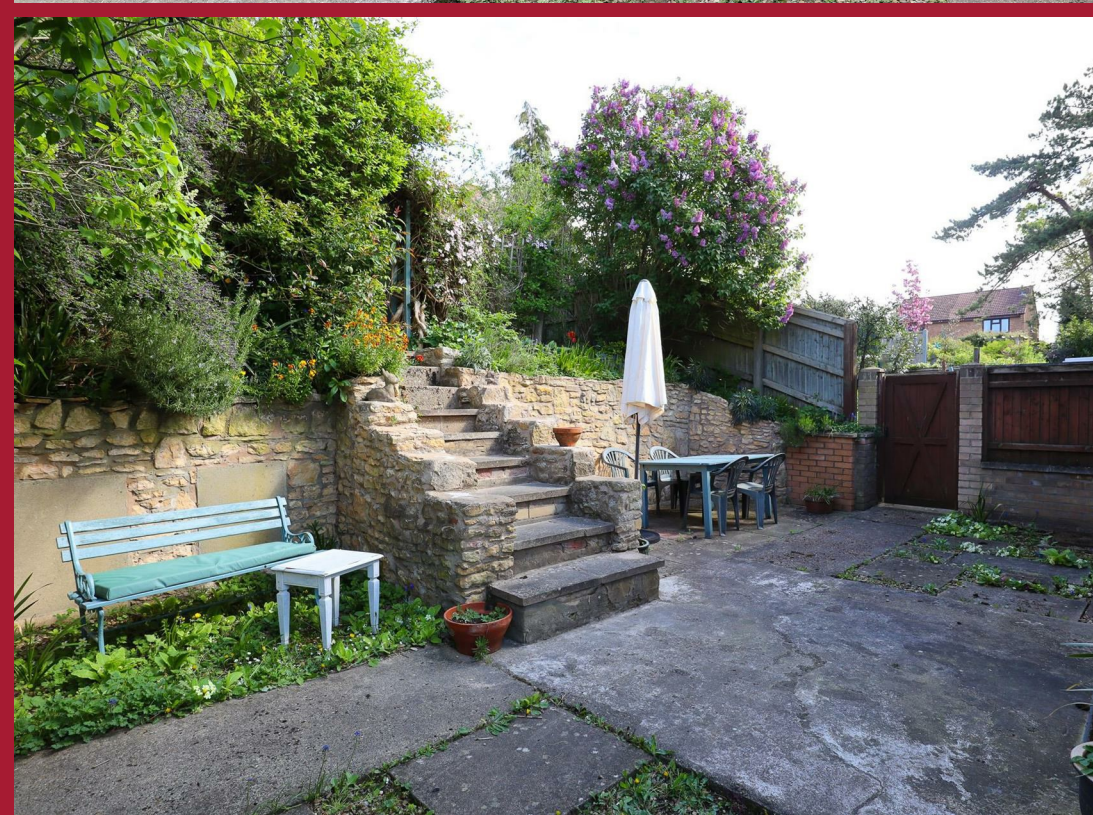
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

Money Laundering Regulations 2003







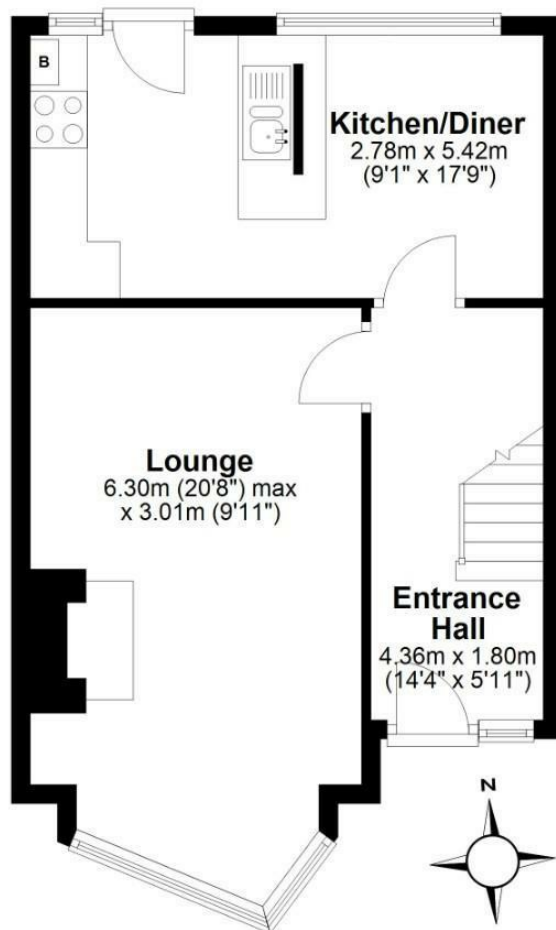




Chartered Surveyors & Estate Agents

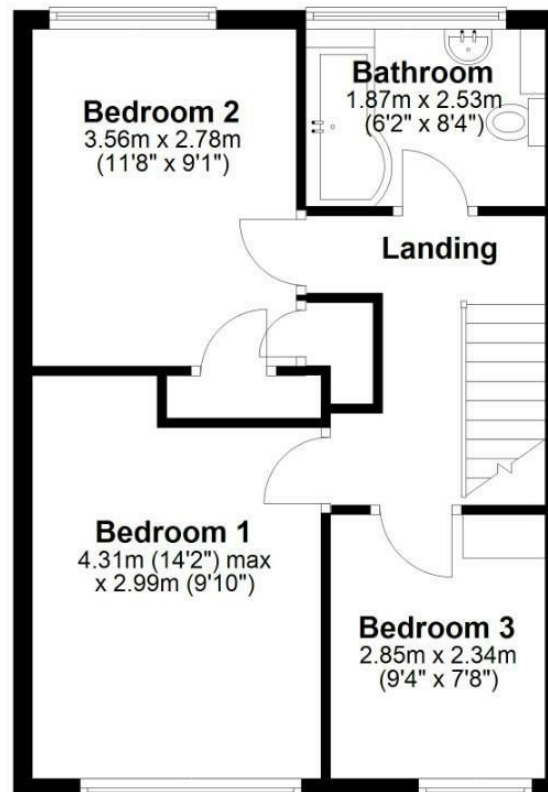
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 87.1 sq. metres (937.3 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) A	71	86
(81-91) B		
(69-80) C		
(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		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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