



19 Pinfold Close, South Luffenham, Rutland, LE15 8NE
Offers In Excess Of £255,000



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19 Pinfold Close, South Luffenham, Rutland, LE15 8NE

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Much-improved end-terrace house with single garage, two off-road parking spaces and south-facing, low-maintenance rear garden occupying a pleasant plot in a quiet cul de sac overlooking the village green to the front.

Benefiting from gas-fired central heating and full double glazing, the accommodation features a shaker-style kitchen with Rangemaster cooker and refitted, contemporary bathroom.

The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room with feature fireplace, Kitchen/Diner; FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double-glazed front entrance door, designer-style upright radiator, stairs leading to first floor.

Sitting Room 4.04m x 4.17m max (13'3" x 13'8" max)

Attractive feature fireplace, radiator, fitted alcove display shelving, wood-effect flooring, understairs

cupboard, window to front overlooking the village green.

Kitchen/Diner 2.77m x 5.18m (9'1" x 17'0")

Range of fitted units incorporating granite-effect work surfaces with metro tiles to splashbacks, inset single drainer sink with mixer tap, shaker-style base cupboard and drawer units, integrated Candy dishwasher, eye-level wall cupboards and matching glass-fronted display cabinets. There is under-counter space and plumbing for washing machine.

Included in the sale is Rangemaster cooker with stainless steel extractor hood above.

Designer-style upright radiator, tiled floor, space for American-style fridge-freezer, space for table and chairs, window and French doors with matching side panel to rear garden.

FIRST FLOOR

Landing

Built-in cupboard with slatted shelving, loft access hatch.

Bedroom One 3.58m x 3.07m (11'9" x 10'1")

Radiator, window to front overlooking the village green.

Bedroom Two 3.33m x 2.72m (10'11" x 8'11")

Radiator, window to rear overlooking garden.

Bedroom Three 2.26m x 2.01m (7'5" x 6'7")

Radiator, window to front overlooking the village green.

Bathroom 1.68m x 2.36m (5'6" x 7'9")

Refitted with contemporary white suite comprising low-level WC, pedestal hand basin and double-ended, 'P'-shaped bath with twin shower heads and glass screen. Tiled walls, attractive tiled floor, chrome heated towel rail, window to rear.

OUTSIDE

Single Garage

Situated en-block at the rear of the property and accessed via gravelled driveway which provides additional off-road parking for 2 cars.

Front Garden

The open-plan front garden is laid to lawn with borders and overlooks the village green.

Rear Garden

The fully enclosed rear garden has been hard-landscaped for ease of maintenance and features gravelled and paved areas immediately to the rear of the house, raised timber-decked seating area with adjoining border and timber hand gate providing external access to the rear of the property.

SERVICES

Mains electricity
Mains water supply
Mains sewerage

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Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard

Mobile signal availability:

EE - good (outdoor only)

O2 - variable (outdoor only)

Three - good (outdoor only)

Vodafone - poor to none.

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.

SOUTH LUFFENHAM

South Luffenham is a delightful village lying to the south-east of Oakham and to the west of Stamford. It has a number of facilities including a lovely church, two public houses and a junior school in the adjoining village of North Luffenham.

The town of Oakham, Uppingham and Stamford are a short drive away where there are other facilities catering for most needs.

For commuters South Luffenham is ideally placed and accessible to a number of centres including Peterborough, Corby, Kettering, Leicester and of course the three towns already mentioned.

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 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

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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.

Money Laundering Regulations 2003

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.









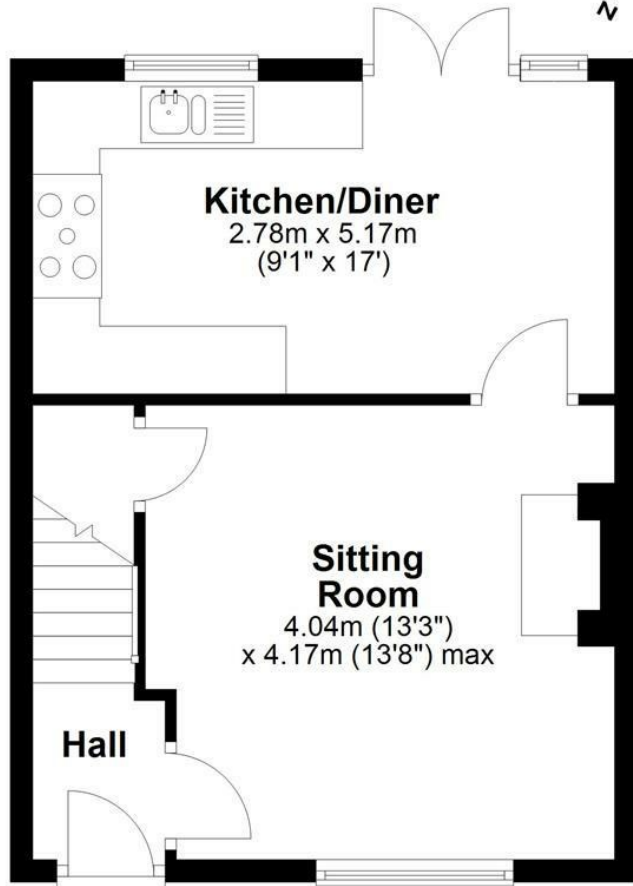




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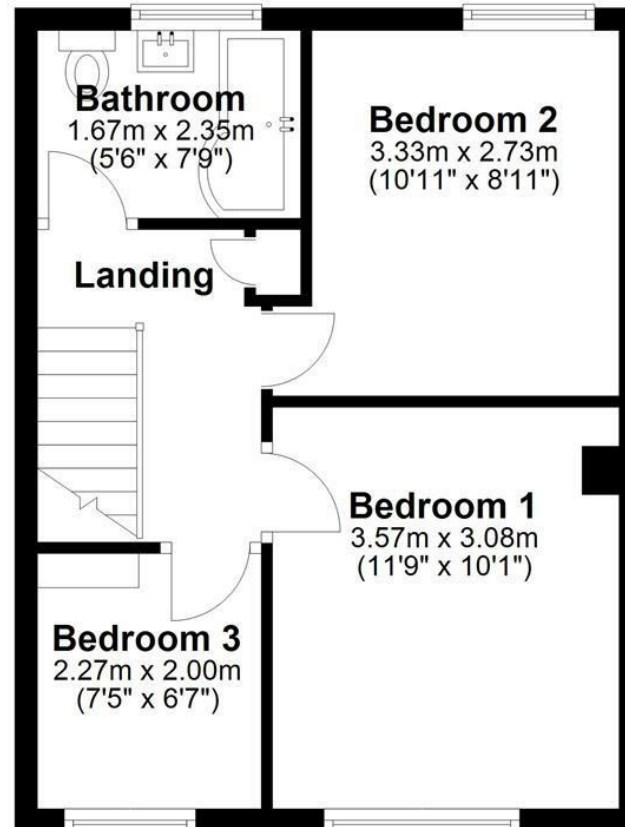
Ground Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 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			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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