

1 Old School Close, North Luffenham, Rutland, LE15 8LG

Guide Price £250,000

MURRAY

Chartered Surveyors & Estate Agents

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Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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DESCRIPTION

Charming end-terrace Grade II listed cottage with a single garage and two off-road parking spaces situated in the desirable Rutland village of North Luffenham.

The cottage was built in c1800 from coursed rubble stone with quoins under Welsh slate roof and retains to this day three feature gargoyles built into the gable-end wall (one above and one each side of the window).

Benefiting from gas central heating and full double glazing, the property offers well-proportioned accommodation in a sought-after location. The interior briefly comprises:

GROUND FLOOR: Sitting Room, Kitchen/Diner;
FIRST FLOOR: two Double Bedrooms, Bathroom.

The property is offered for sale with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Panelled front door with an antique door knocker gives access to:

Sitting Room 5.18m x 4.19m max (17'0" x 13'9" max)

Radiator, exposed ceiling beam, wood-effect floor, understairs cupboard, Drayton central heating thermostat, access to Kitchen/Diner, window to front.

Kitchen/Diner 4.14m + stairs x 3.35m max (13'7" + stairs x 11'0" max)

Range of fitted units incorporating worktops with upstand and tiled splashbacks, base cupboards and drawers and matching eye-level wall cupboards. Included in the sale are a freestanding cooker and undercounter Hotpoint washing machine.

Radiator, wall-mounted Worcester gas central heating boiler, ceiling beams and door lintel, window to front, stairs leading to first floor.

FIRST FLOOR

Landing

Bedroom One 4.14m max x 4.47m max (13'7" max x 14'8" max)

Built-in wardrobes (one triple and one single), built-in airing cupboard housing hot water cylinder, radiator, window to side.

Bedroom Two 3.28m x 3.02m (10'9" x 9'11")

Radiator, loft access hatch, window to front.

Bathroom 1.91m x 1.88m (6'3" x 6'2")

White suite comprising low-level WC, pedestal hand basin and panelled bath with tiled surround and a power shower above (the shower is fed from the hot water cylinder in the bedroom cupboard). Radiator, Velux window.

OUTSIDE

To the front of the property there is a small area of hard-landscaped garden bounded by low-level stone walling and wrought-iron fencing with a hand gate.

Single Garage & Parking 5.61m x 2.64m (18'5" x 8'8")

The property includes a single garage situated in the block of three opposite the cottage. The property's garage has a yellow door as featuring on the photo herein.

Manual up-and-over door. Please note the garage has not power connected.

The garage is accessed via a tarmac driveway which provides two additional off-road parking spaces.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability:
Mobile signal availability:
EE - good outdoor
O2 - variable outdoor
Three - good 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,

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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 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.

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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.

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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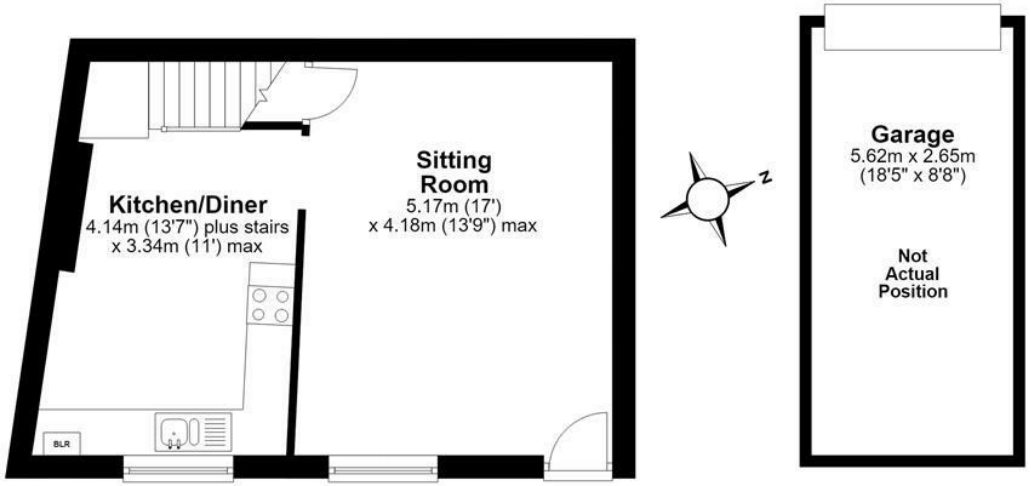
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Ground Floor

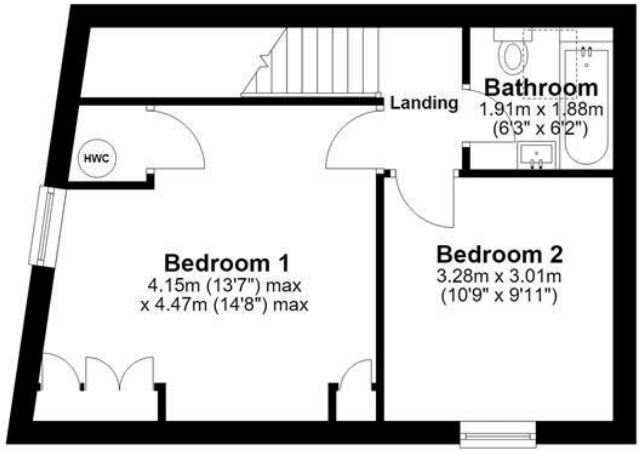
Main area: approx. 37.4 sq. metres (402.8 sq. feet)

Plus garages, approx. 14.9 sq. metres (160.3 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.3 sq. feet)



Main area: Approx. 75.2 sq. metres (809.2 sq. feet)

Plus garages, approx. 14.9 sq. metres (160.3 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.

