



3 Swann Close, North Luffenham, Rutland, LE15 8LJ
Guide Price £239,950



Chartered Surveyors & Estate Agents

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

3 Swann Close, North Luffenham, Rutland, LE15 8LJ

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

Semi-detached, three-bedroom house with two off-road parking spaces and a private, south-west-facing rear garden situated in a well-regarded Rutland village.

Benefiting from gas central heating and full double glazing, the property offers accommodation which briefly comprises:

GROUND FLOOR: Entrance Porch, Entrance Hall, Living Room with feature fireplace, modern Kitchen/Diner, Conservatory; FIRST FLOOR three Bedrooms, Bathroom with contemporary suite.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Front door, tiled floor, window to front, internal door to Entrance Hall.

Entrance Hall

Laminate floor, stairs leading to first floor, door to Living Room.

Living Room 4.79m x 3.21m (15'8" x 10'6")

Feature fireplace housing coal-effect gas fire, radiator, dado rail, window to front, door to Kitchen/Diner.

Kitchen/Diner 4.19m x 2.79m (13'9" x 9'2")

Range of attractive, modern fitted units incorporating

granite-effect work surfaces, inset sink with mixer tap, base cupboards and drawers and matching eye-level wall cupboards. Integrated appliances comprise Bosch dishwasher, Bosch electric double oven and four-ring gas hob with extractor hood above. There is undercounter space and plumbing for washing machine and space for upright fridge-freezer.

Radiator, laminate floor, window and door to Conservatory.

Conservatory 3.89m x 3.35m (12'9" x 11'0")

UPVC double-glazed construction on low-level brick walls featuring radiator, laminate floor, picture windows and French doors to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing Ideal gas central heating boiler, loft access hatch.

Bedroom One 4.19m x 2.79m (13'9" x 9'2")

Radiator, window overlooking rear garden.

Bedroom Two 3.00m x 1.88m (9'10" x 6'2")

Radiator, window to front.

Bedroom Three 2.18m x 2.08m (7'2" x 6'10")

Radiator, window to front.

Bathroom

Contemporary white suite featuring panelled bath with Mira power shower and glass shower screen and

vanity unit incorporating concealed-cistern WC, rectangular hand basin with mixer tap and cupboards beneath.

Fully tiled splashbacks, radiator, window to side.

OUTSIDE

Parking

There are two car parking spaces on the tarmac driveway to the side of the property.

Front Garden

The open-plan front garden is laid to lawn.

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

Rear Garden

The fully enclosed, south-west-facing rear garden enjoys a good degree of privacy and has been arranged to include a raised wrap-around decking area with balustrade immediately to the rear and side of the house and lawn with borders.

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:

3 Swann Close, North Luffenham, Rutland, LE15 8LJ

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

EE - good outdoor
O2 - good 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, 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 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.

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.

3 Swann Close, North Luffenham, Rutland, LE15 8LJ
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

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.

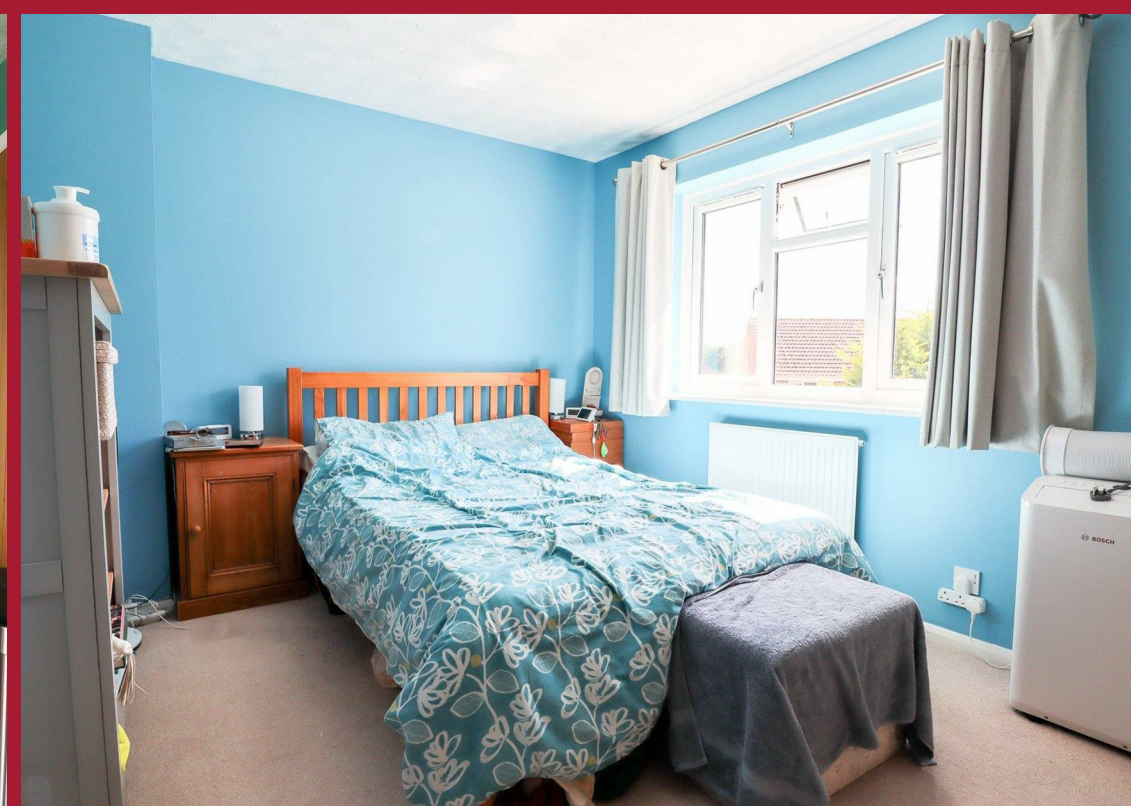
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

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.



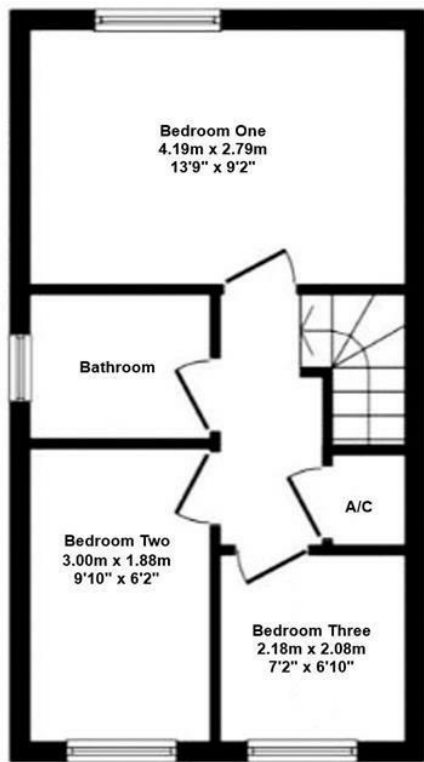




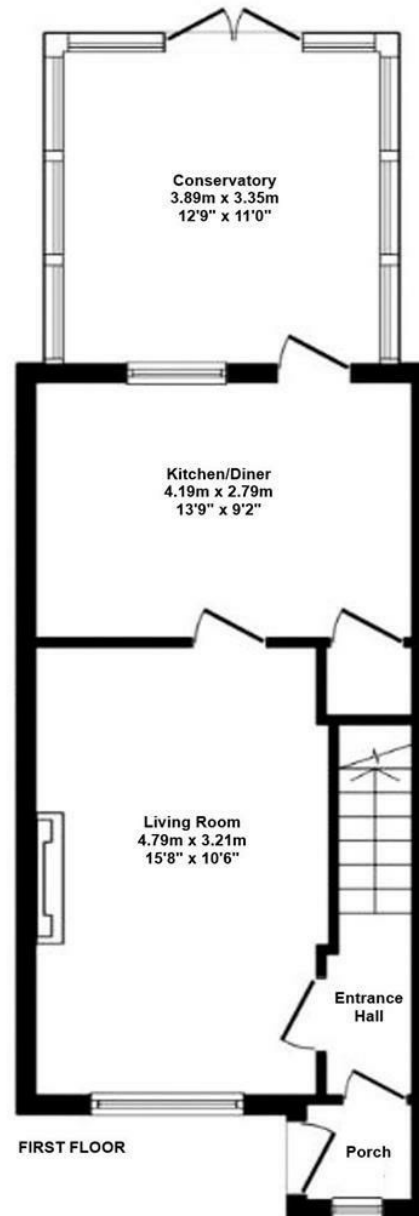


Chartered Surveyors & Estate Agents

Not to scale - for identification purposes only



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC