



Oval Close, North Luffenham  
Offers Over £550,000





This immaculately presented four-bedroom home, sits in the heart of Oval Close, and offers circa 1600 square feet of accommodation. Externally there is parking for numerous vehicles, and a south /west-facing garden.

Located in the sought after village of North Luffenham, this property combines modern open-plan family living with generous proportions and a modern finish. This stunning residence has an abundance of natural light, and all together a lovely family home.

The property has been thoughtfully configured to provide an entrance hall, contemporary kitchen/dining room/family room, with a vaulted ceiling to the dining end, utility / W/C, office, and separate living room. The first floor offers three double bedrooms and a single plus well-appointed family bathroom with free standing bath and separate walk-in shower; the principal bedroom has an en-suite. Outside is a pretty garden with a decked area that wraps around the house, steps down to a lawn, along with an ornamental pond. The front offers parking for several vehicles along with a great storage/workshop.

The current owners have enjoyed the quiet and well-established location, which is ideal with the village Primary school, playing fields and Rutland Water only a short walk away.





Tenure: Freehold

All mains services

Council tax band: D

EPC: TBC







ENTRANCE HALL:

KITCHEN/DINER: 8.58m x 4.14m (28'2" x 13'7")

UTILITY:

OFFICE:

LIVING ROOM: 5.58m x 4.90m (18'4" x 16'1")

LANDING:

BEDROOM ONE: 5.23m x 4.41m (17'2" x 14'6")

EN-SUITE:

BEDROOM TWO: 3.08m x 4.44m (10'1" x 14'7")

BEDROOM THREE: 2.56m x 3.20m max (8'5" x 10'6" max)

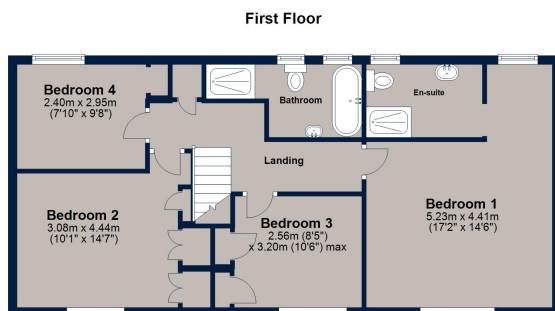
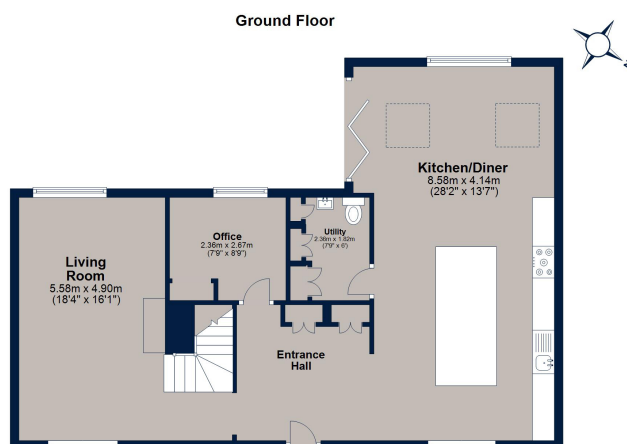
BEDROOM FOUR: 2.40m x 2.95m (7'10" x 9'8")

FAMILY BATHROOM:





# Oval Close, North Luffenham



Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



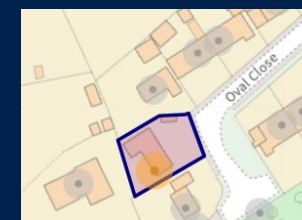
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VILLAGE LIFE Located almost equidistant from Oakham, Uppingham & Stamford - approx. 8 miles - and within a short stroll from the local village pub, The Fox is famed for its fine food and real ales, Primary School and the stunning Rutland Water, a mere one mile away and local water sport activities in the next village (Edith Weston), the location of this exquisite village makes this home a must view



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

