



Pilton Road, North Luffenham
Asking Price Of £535,000



 SPREY
PROPERTY



Plot 1 The Barn at Pilton. Converted into an efficient and stylish home, all with open field aspects. Insulated to the highest standard and with air source heating, a real bonus in the current climate. Situated between North and South Luffenham, for easy access to Rutland Water, and the well-sought after market towns of Oakham and Stamford, and within walking distance to the local village pubs.

Insulated to the highest standard and with air source heating, a real bonus in the current climate. Finished with internal oak doors and staircase along with glass balustrade and bi-fold doors to the rear. Externally the barn will be finished in wood cladding, to the upper half and cream render to the bottom. The layout is very much open plan and offers a double height ceiling to the kitchen/living area which can be fitted with your choice of kitchen units* and integrated appliances*. There are three double bedrooms all with their own en-suites. Spacious entrance hall ideal for a home office, a utility/downstairs W/C completes the accommodation. To the outside there will be an enclosed paved patio to the rear which extends to the side with gravel and has scope STPP for a carport or garaging. Plus a suntrap gravel terrace with wrought iron fencing and matching gate to the front and parking for two at the side.





The builder has informed Osprey there is a 10 Year Guarantee on the build.
Please note all floor and site plans are not to scale and for guidance only.

Boundaries and plans are subject to owners' confirmation

Please note the internal photos are of plots two and three.

All prices are dependent on chosen finish.







GROUND FLOOR -

KITCHEN / DINING / LIVING SPACE - 6.5m x 8.54m max Approx

BEDROOM THREE - 4.72m x 3.40m max Approx.

HALLWAY/STUDY - 4.03m x 3.10m max Approx

UTILITY / W/C - 1.70m x 2.31m Approx.

1ST FLOOR -

BEDROOM ONE - 4.04m x 3.04m max Approx

EN-SUITE - 1.80m x 1.73m max Approx

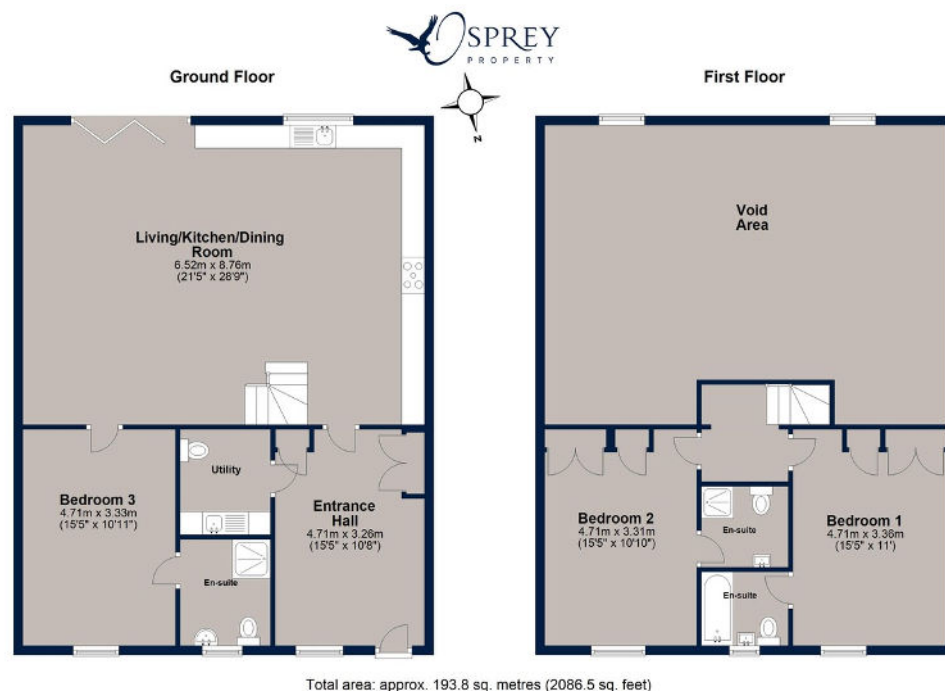
BEDROOM TWO - 4.04m x 3.14m max Approx

EN-SUITE - 2.09m x 1.72m max Approx





Pilton Road, North Luffenham



Total area: approx. 193.8 sq. metres (2086.5 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.

Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

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. With 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.

