

CHAPEL LANE

NORTH LUFFENHAM, RUTLAND



JAMES
SELICKS
LISTED BUILDINGS

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SELICKS

10 Chapel Lane

North Luffenham
Oakham
Rutland
LE15 8JP

A CHARMING GRADE II LISTED TERRACED COTTAGE, OFFERING CHARACTERFUL ACCOMMODATION AND A PRETTY SOUTH-WEST FACING GARDEN, NESTLED INTO THE HEART OF NORTH LUFFENHAM.

Dining Kitchen • Living Room • Two Bedrooms • Bathroom • South-West Facing Garden • On-Street Parking • Popular Village Location • Grade II Listed • EER - D •

ACCOMMODATION

Enter the property via a part glazed door into the dining kitchen with a large window overlooking the garden. The kitchen is well-equipped with a good range of wall mounted and floor standing units under wooden worktops, an integrated double oven and a separate four ring gas hob. There is additional storage in the large understairs storage cupboard.

A door from the rear of the kitchen opens into a rear hall with stairs to first floor, a door into the rear garden and another into the living room. The cosy sitting room with exposed beams and stone work has a large window overlooking the garden and a brick-built feature fireplace with wood burner inset.

To the first floor there are two double bedrooms, both offering built-in wardrobes and both served by one bathroom. The bathroom has a panelled bath with shower over, wash hand basin and a low flush lavatory.

OUTSIDE

To the front the property is approached via a private pathway leading from Chapel Lane. To the rear the South-West facing garden offers a gravelled area for entertaining plus a lawned area with plenty of established shrubs and plants. At the end of the garden is a large timber shed, perfect for the storage of garden equipment.

LOCATION

North Luffenham is a delightful village ideally located for the market towns of Oakham, Stamford and Uppingham. Rail stations are close by in Oakham and Stamford with connections to the Midlands and Peterborough offering links to many London stations. North Luffenham has a strong community feel with a well thought of Primary school, a number of sporting and social clubs plus a thriving pub.

DIRECTIONAL NOTE

From Oakham, take the road to Uppingham for approximately 3 miles. At the top of the hill, turn left towards Manton. Drive through Manton and onto Edith Weston, bearing right at the mini roundabout. On approaching North Luffenham bear right onto Pinfold Lane and then left into Church Street. Continue along Church Street and the road will turn right into Chapel Lane. You will find the property on your right-hand side.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band B.





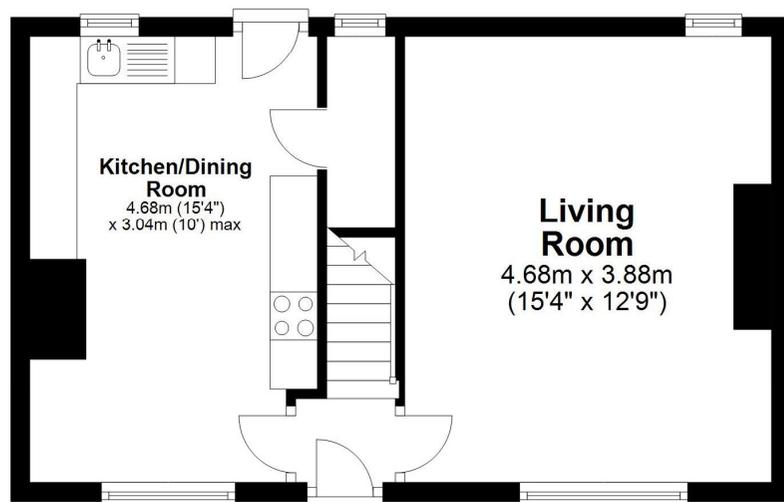
10 Chapel Lane, North Luffenham, Oakham, Rutland LE15 8JP

House Total Approx Gross Internal Floor Area = 791 ft² / 73.5 m²

Measurements are approximate, not to scale, illustrative purposes only.

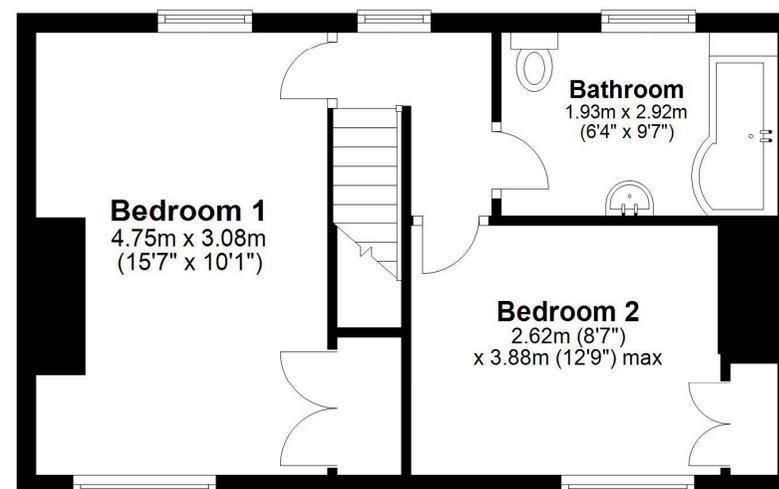
Ground Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



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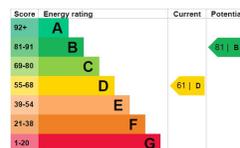
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.