



Pilton Road, North Luffenham
Asking Price of £400,000



 SPREY
PROPERTY



The Barn at Pilton which has been converted into a three-bedroom, three bathroom efficient and stylish home which is ready for occupancy. 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 has been fitted with a contemporary gloss finished units, quartz work surface and upstands to complement 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 and W/C completes the accommodation. To the outside there will be an enclosed paved patio to the rear and gravel area with wrought iron fencing and matching gate to the front plus 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 one and two.

All prices are dependent on chosen finish.







MEASUREMENTS GROUND FLOOR -

KITCHEN / DINING / LIVING SPACE - 6.51m x 8.79m max Approx

BEDROOM THREE - 4.71m x 3.31m max Approx.

HALLWAY/STUDY - 4.03m x 3.34m max Approx

UTILITY / W/C - 1.84m x 2.31m Approx.

1ST FLOOR -

BEDROOM ONE - 4.03m x 3.08m max Approx

EN-SUITE - 1.81m x 1.73m max Approx

BEDROOM TWO - 4.05m x 3.37m max Approx

EN-SUITE - 2.07m x 1.72m max Approx



Freehold

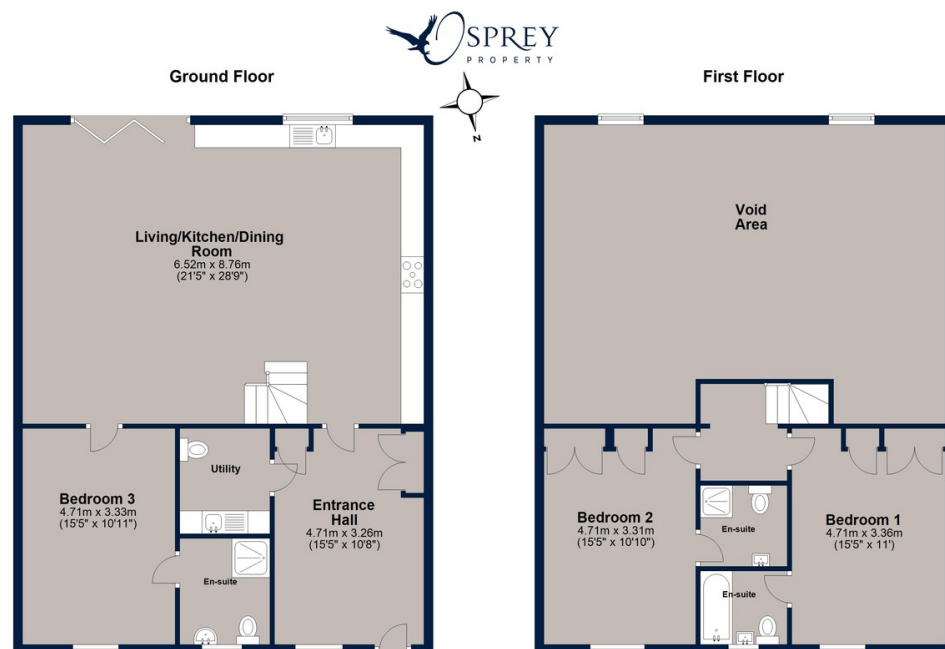
COUNCIL TAX: TBC

EPC: SAP rating B

MAIN: Water and Electric.



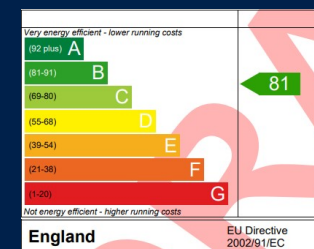
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Total area: approx. 193.8 sq. metres (2086.5 sq. feet)

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.

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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements

