

## The Luffenham Mill Station Road, South Luffenham, LE15 8NG

Renovated and restored to an exceptional standard, positioned within Rutlands picturesque countryside, is this 2/3 bedroom character converted Water Mill. The property still houses the original water wheel as a stunning feature in the living area - this really is a house you need to see to appreciate.

The accommodation briefly comprises on the ground floor a large kitchen/breakfast room, a lounge diner, four piece family bathroom, a garden room and a versatile living space/bedroom with dressing area. On the first floor are two large double bedrooms with built in wardrobes, en-suite to the principle bedroom and large four piece bathroom to accommodate the second bedroom.

The property forms part of an exclusive development incorporating five homes. Externally, there is a large parking area with two allocated parking spaces. There is also a small private patio area to the rear with stunning views over the River Chater.

The rent amount is inclusive of utility bills. Short term let available

**£2,700**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Two/Three Large Double Bedrooms
- Fully Refurbished to a High Standard
- Parking and Courtyard Garden
- Ample Wardrobes in Every Bedroom

- Incredible Character Features
- Views Over River Chater and Countryside
- Three Generous Bathrooms
- COUNCIL TAX, UTILITY BILLS AND BROADBAND INCLUDED

- Council Tax - included within rent / EPC - to be confirmed
- Holding deposit: £623 Deposit: £3115



**ACCOMMODATION:**

**Kitchen**  
5.97m x 5.03m (19'7 x 16'6)

**Living Room**  
5.97m x 4.65m (19'7 x 15'3 )

**Garden Room/Study**  
8.66m x 2.95m (28'5 x 9'8)

**Bedroom 3/Reception Room**  
8.38m x 4.67m (27'6 x 15'4)

**Bathroom**  
5.16m x 2.62m (16'11 x 8'7)

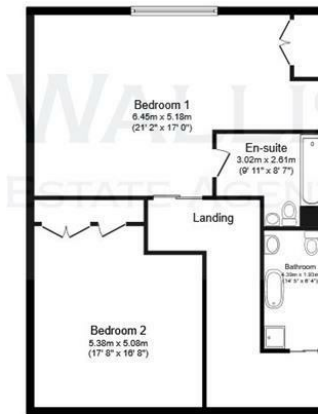
**First Floor Landing/Dressing Area**  
6.12m x 4.32m max (20'1 x 14'02 max)

**Bedroom 1**  
6.45m x 5.18m (21'2 x 17')

**Ensuite**  
**Bedroom 2**  
5.08m x 4.55m (16'8 x 14'11)

**Bathroom**  
4.39m x 1.93m (14'5 x 6'4)

**FLOOR PLAN:**



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)