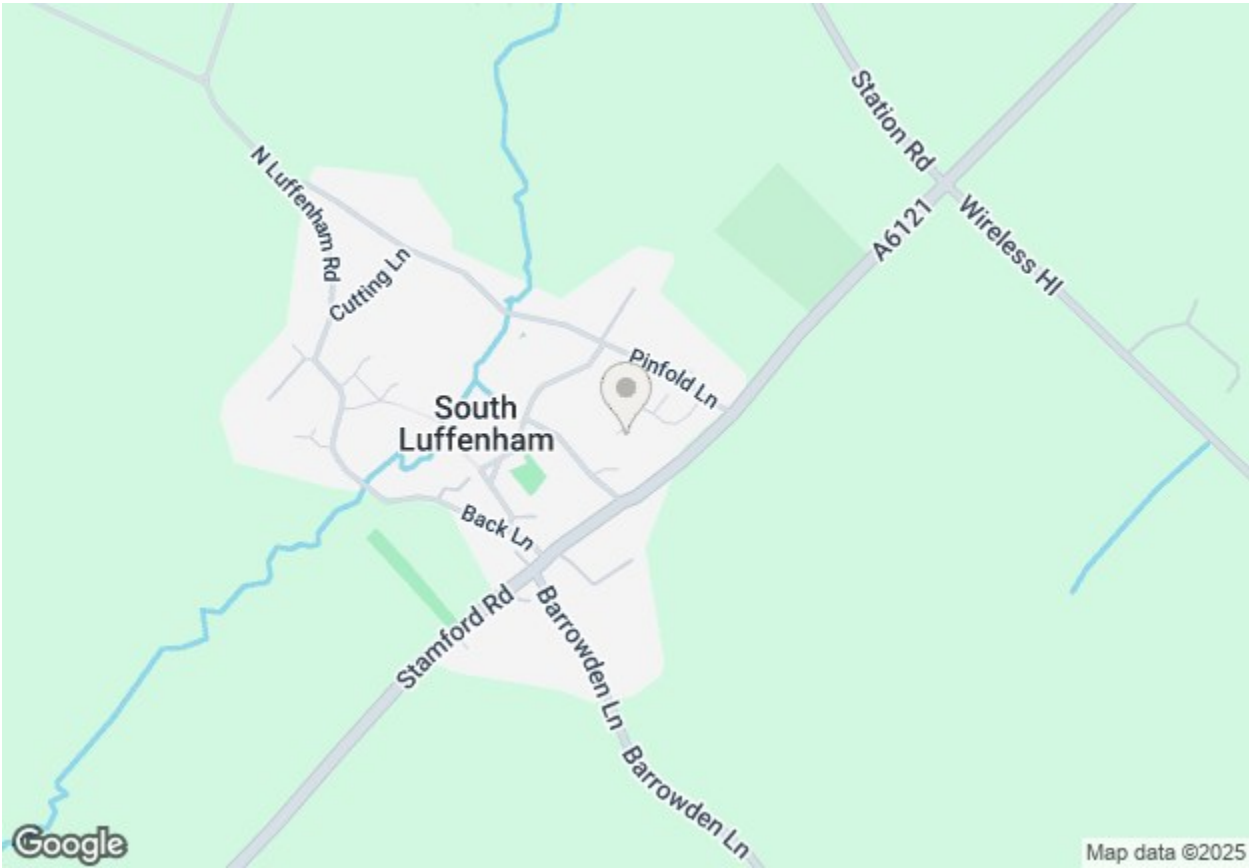




27 Pinfold Close, South Luffenham, Rutland, LE15 8NE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	
England & Wales		
EU Directive 2002/91/EC		

Located in a tucked-away cul-de-sac within a sought-after village setting, this well-presented two-bedroom mid-terrace home enjoys a peaceful position overlooking a green and offers easy access to both Rutland Water and the historic market town of Stamford.

The accommodation includes a well presented kitchen/diner, ideal for everyday living and entertaining, a comfortable lounge, two bedrooms, and a bathroom. The property benefits from gas fired central heating throughout and is ready to move straight into.

Outside, the south-facing rear garden features a patio and lawn area – perfect for relaxing and enjoying the sun. A single garage and off-street parking are also included, offering practicality in a quiet, well-maintained setting.

£875 PCM

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.

- Well presented two bedroom home
 - Kitchen diner
 - Overlooking green
 - EPC: C Council Tax: B
- Cul de sac village location
 - South facing garden
 - AVAILABLE IMMEDIATELY
 - Holding deposit: £201 Deposit: £1009



ACCOMMODATION:

- Sitting Room**
4.60m x 3.25m (15'1" x 10'7")

Kitchen Diner
4.60m x 3.81m max (15'1" x 12'5" max)

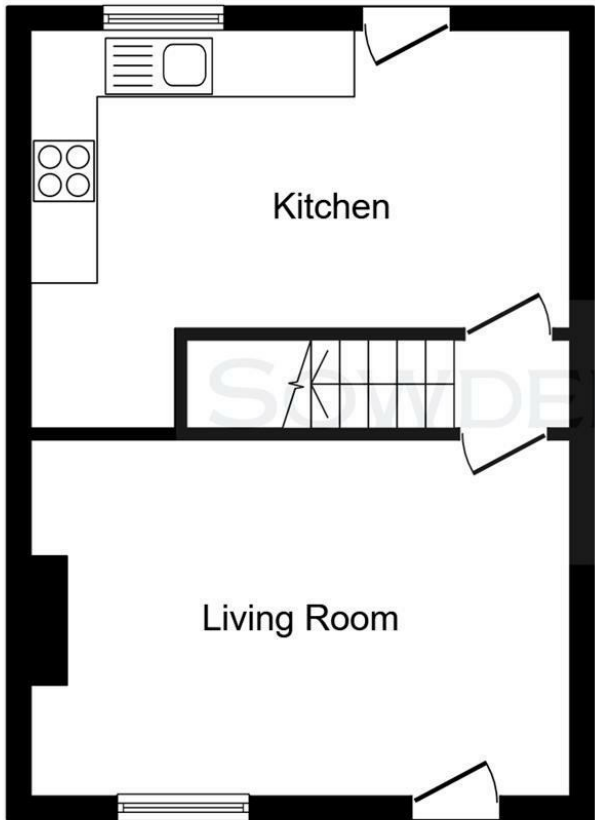
Landing

Main Bedroom
4.60m x 3.25m (15'1" x 10'7")

Bedroom Two
3.15m x 2.82m (10'4" x 9'3")

Bathroom

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