

The Rutland House Station Road, South Luffenham, LE15 8NG

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
England & Wales		EU Directive 2002/91/EC	

Renovated and modernised to an exceptionally high standard, we are delighted to offer to the market this converted Millhouse, positioned in Rutlands stunning countryside. The property has undergone expansive work, creating a beautiful kitchen living space, impressive bathrooms and ample reception space for a family home.

The property comprises; two reception rooms at the front of the property, a study area leading into a large kitchen/living room with bifold doors onto the garden, a dining room, utility and downstairs cloakroom. On the first floor are two double bedrooms sharing a large family bathroom. The second floor offers a large double bedroom with en suite, in addition to a substantial dressing room with ample fitted wardrobes.

Outside is a graveled parking area with allocated parking spaces. To the rear of the property is a fenced garden with views down to the River Chater.

£3,250 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.

- INCLUDES UTILITY BILLS, COUNCIL TAX AND BROADBAND
- Three/Four Bedrooms
- Stunning Open Plan Kitchen/Living Area
- Allocated Parking Spaces
- Deposit: £3750

- Renovated to an Exceptional Standard
- Four/Five Reception Areas
- Open Countryside Views
- EPC: to follow Council Tax: included
- Holding Deposit: £750



ACCOMMODATION:

Entrance Hall
3.10m x 3.10m (10'2 x 10'2)

Sitting Room
4.50m x 3.58m (14'9 x 11'9)

Living Room
6.27m x 4.39m (20'7 x 14'5)

Study
4.09m x 4.11m (max) (13'5 x 13'6 (max))

Garden Room
4.88m x 2.74m (16'0 x 9'0)

Kitchen/Living Room
10.92m x 4.32m (35'10 x 14'2)

Inner Hallway

Utility/WC
2.46m x 2.36m (8'1 x 7'9)

First Floor Landing

Bedroom Two
6.30m x 4.78m (20'8 x 15'8)

Bedroom Three
4.55m x 3.40m (14'11 x 11'2)

Bathroom
4.45m x 2.92m (14'7 x 9'7)

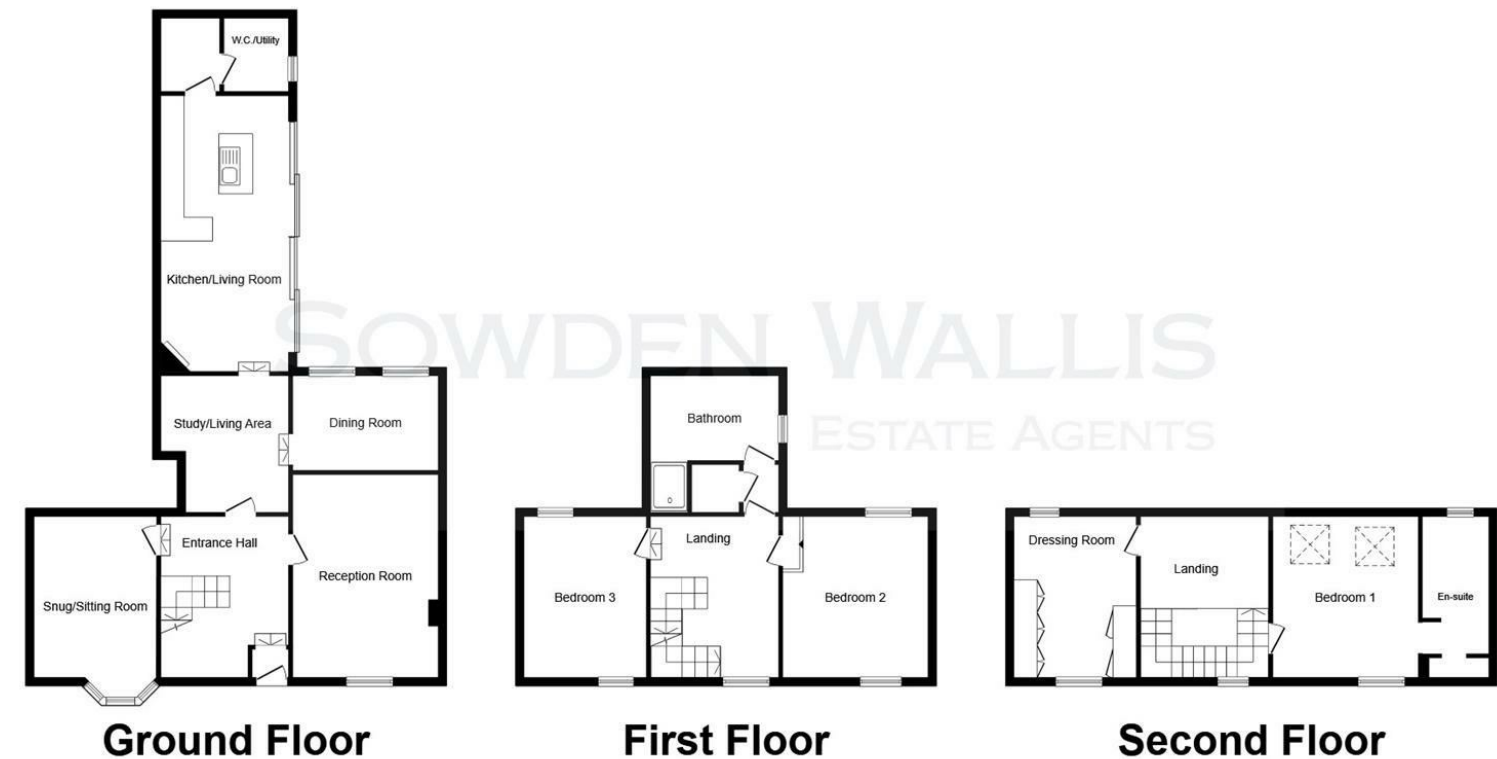
Second Floor Landing

Principal Bedroom
4.85m x 4.55m (15'11 x 14'11)

En Suite
3.51m x 2.21m (11'6 x 7'3)

Dressing Room
3.84m x 3.63m (12'7 x 11'11)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox