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22 Pinfold Lane, North Luffenham – LE15 8LE

Oakham

In Excess of £680,000

22 Pinfold Lane

North Luffenham, Oakham

Located in the heart of the picturesque village of North Luffenham, with easy access to Stamford, Oakham and Uppingham, this spacious detached home offers over 2,000 sq. ft. of beautifully presented living space. It has a spacious kitchen, lounge with log burner, double garage, and walled garden.

Council Tax band: E

Tenure: Freehold

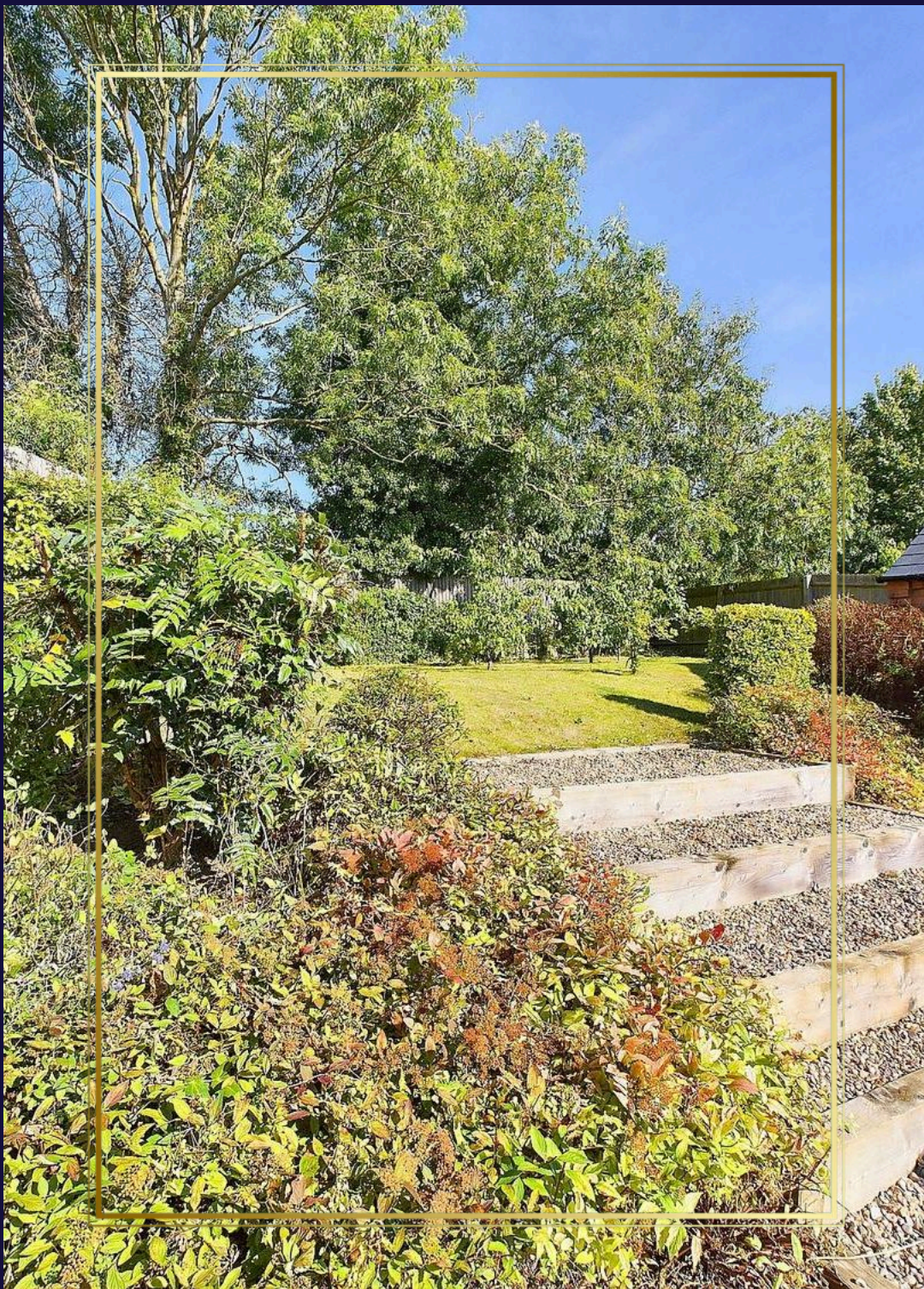
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious living areas, including an elegant sitting room with a fireplace
- Expansive kitchen/dining area with integrated appliances and centre island
- Principal bedroom with en-suite and built-in wardrobes
- Beautifully landscaped rear garden and private double garage
- Set in a peaceful village location with access to local amenities
- Double garage and driveway parking for multiple vehicles



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22 Pinfold Lane

North Luffenham, Oakham

Set in the picturesque village of North Luffenham, this spacious four-bedroom detached home is the kind of place where you can really settle in and enjoy life. It's got plenty of room, great outdoor space, and a location that gives you the best of village life while keeping you close to everything you need.

Step inside, and the bright, welcoming hallway leads you straight into the heart of the home – the open-plan kitchen and dining area. It's a proper family space, with plenty of room for cooking, chatting, and gathering around the island while dinner's on the go. The integrated appliances and generous worktop space make it as practical as it is stylish. Just off the kitchen, the utility room helps keep things tidy and offers handy access to the garden.

The sitting room is a lovely spot to relax, with a log burner that makes winter evenings extra cosy. Throw open the French doors, and you're straight into the garden – ideal for a morning coffee in the sunshine or summer evenings with friends. There's also a separate dining room, which could easily be a home office, playroom, or snug, depending on what you need.

Upstairs, the principal bedroom is calm and spacious, complete with built-in wardrobes and its own en-suite bathroom. Bedroom two also has an en-suite, making it perfect for guests or older kids who like their own space. The other two good-sized bedrooms share the family bathroom, which has both a bath and a separate shower – great for busy mornings.

Outside, the garden is a real highlight. It's been landscaped to be easy to maintain but still a lovely place to enjoy. Whether it's barbecues in the summer or a quiet moment with a book, it's a space you'll actually use. There's also a double garage and a driveway, so parking is never an issue.



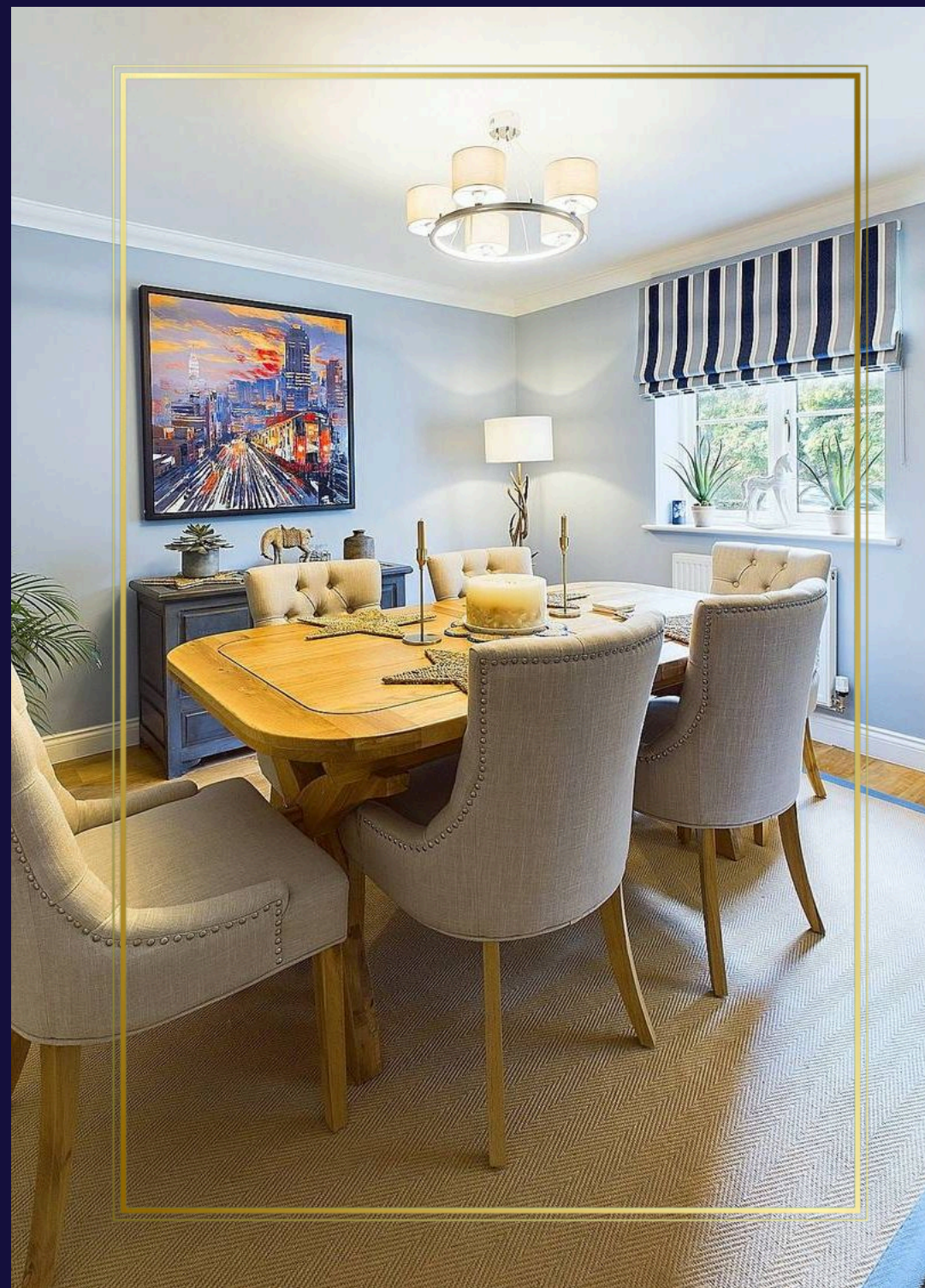
22 Pinfold Lane

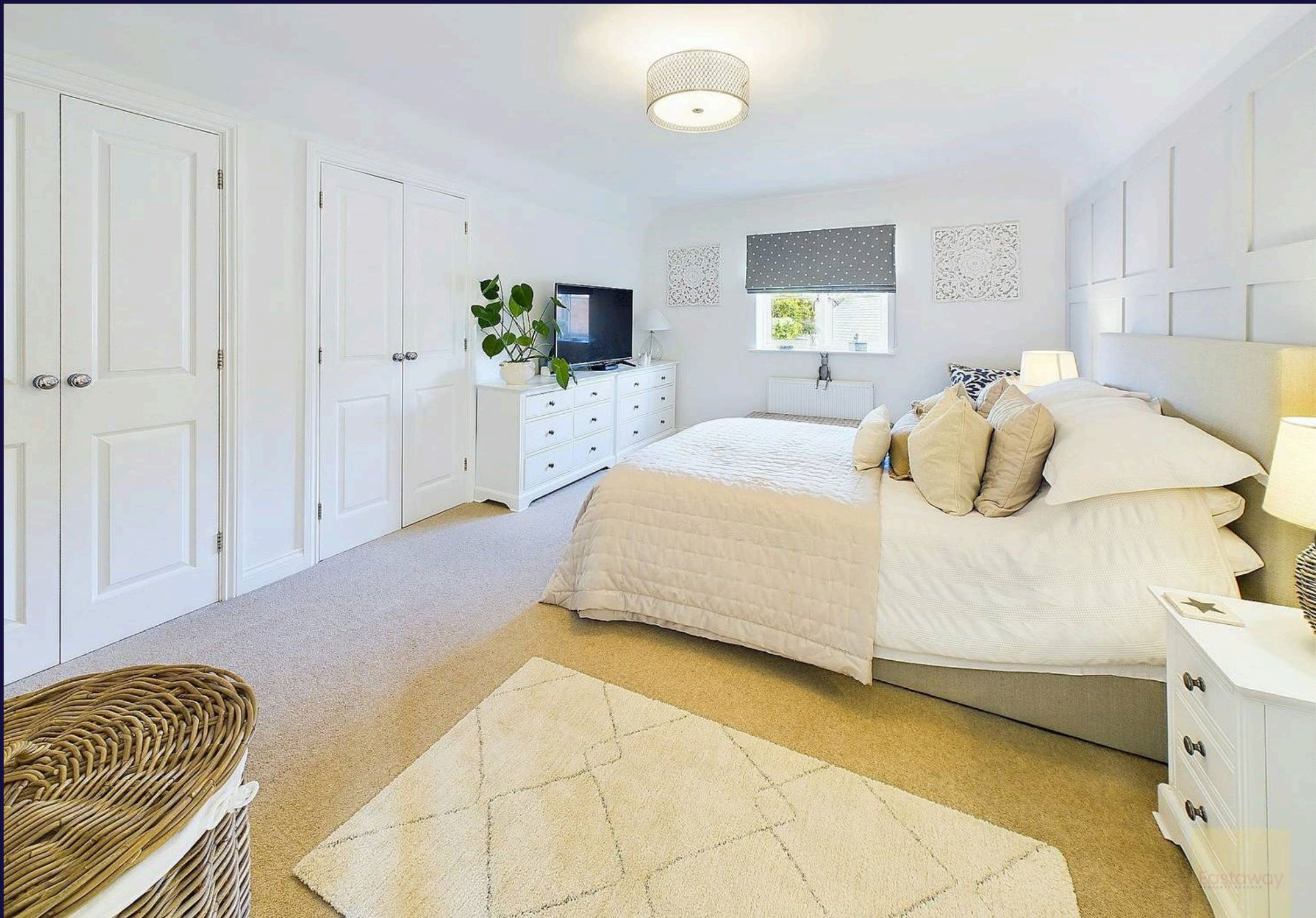
North Luffenham, Oakham

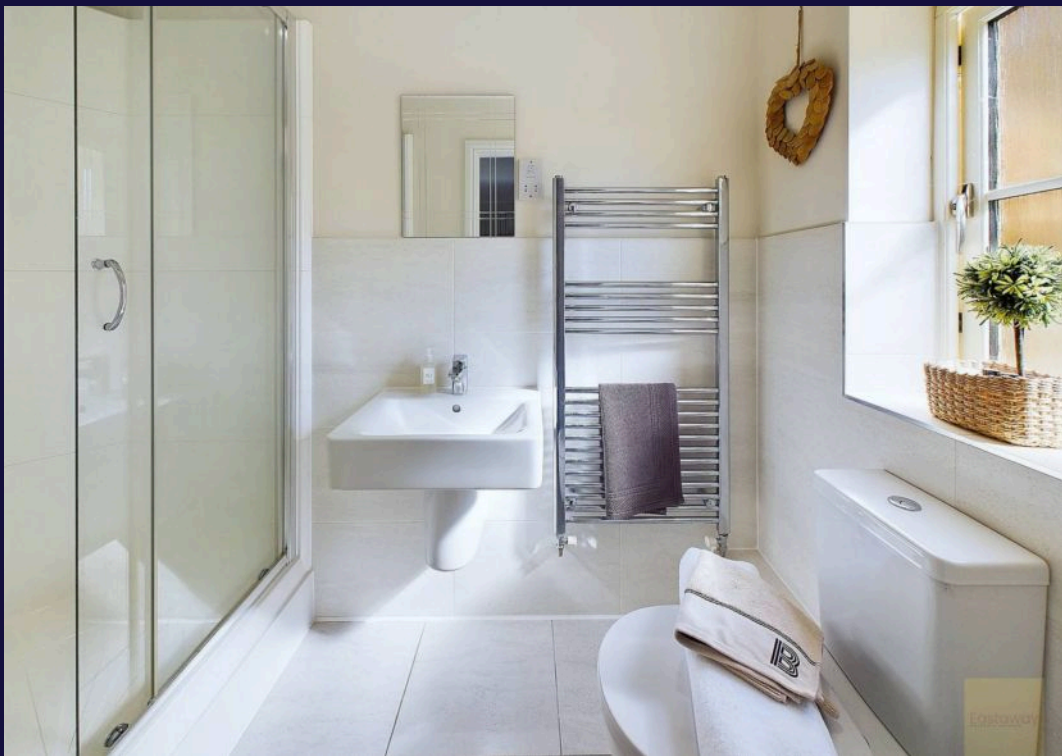
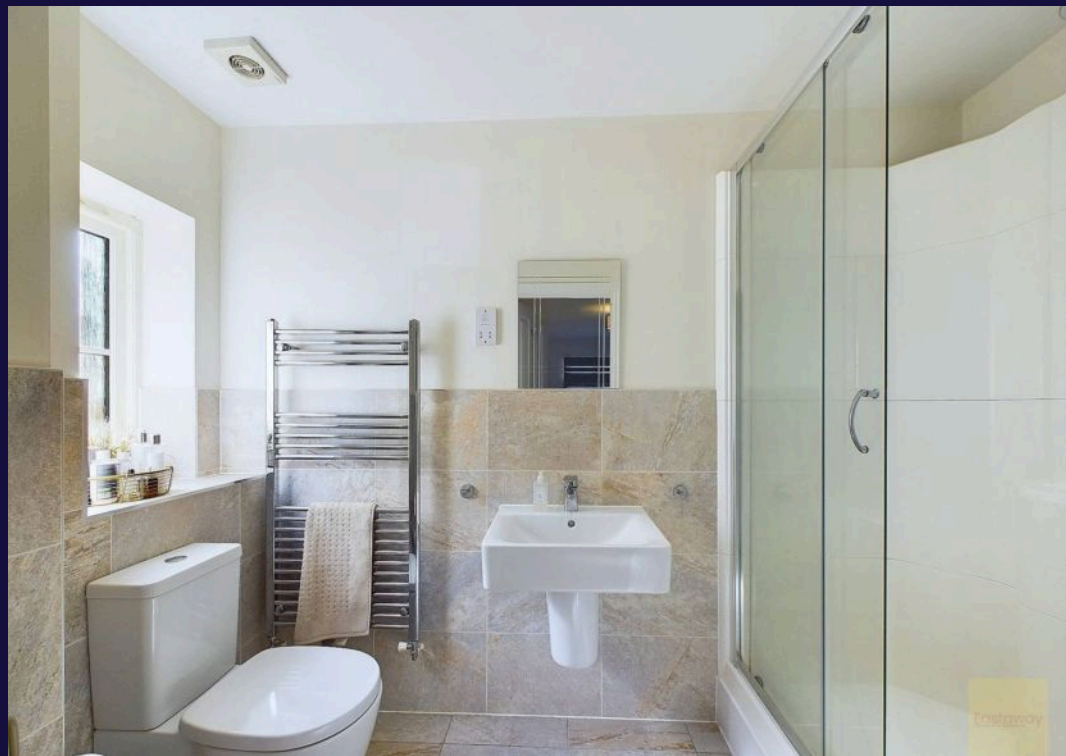
North Luffenham is one of those villages where people still stop for a chat. It's peaceful, friendly, and surrounded by beautiful Rutland countryside, but it's not cut off from the world. The local pub, The Fox, is a favourite for a reason – great food, a proper warm welcome, and the kind of place you'll keep going back to. The village also has a highly regarded primary school, making it a great spot for families.

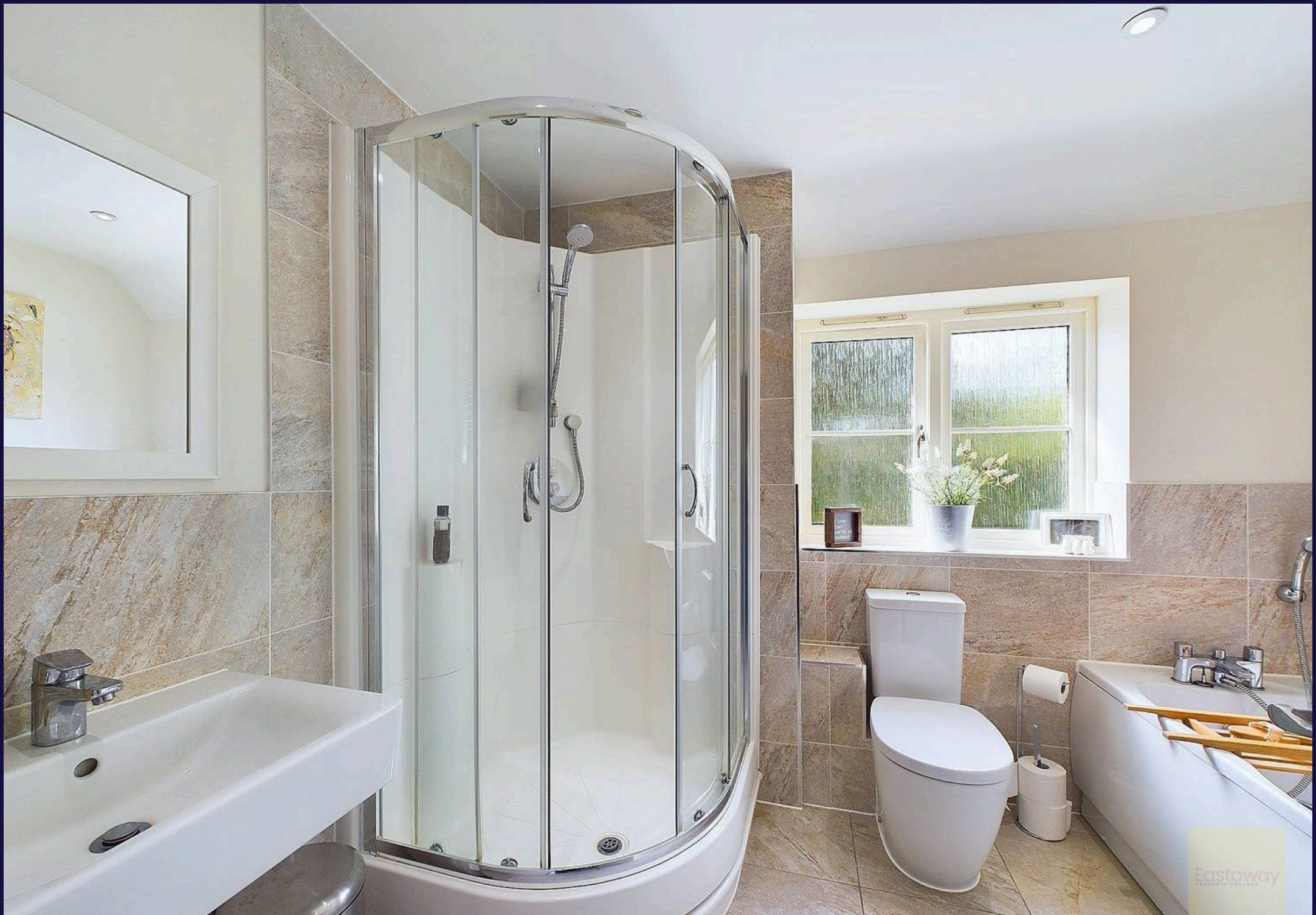
For bigger shops, restaurants, and everything else, Stamford, Oakham, and Uppingham are all a short drive away. If you love the outdoors, Rutland Water is just down the road, offering walking trails, cycling routes, and water sports. Commuters are well covered, too – Stamford train station has direct services to London Kings Cross, and the A1 is easily accessible.

So, if you're looking for a home with space, a proper garden, and a village that actually feels like a community, this one's well worth a look. Book a viewing and come see for yourself!





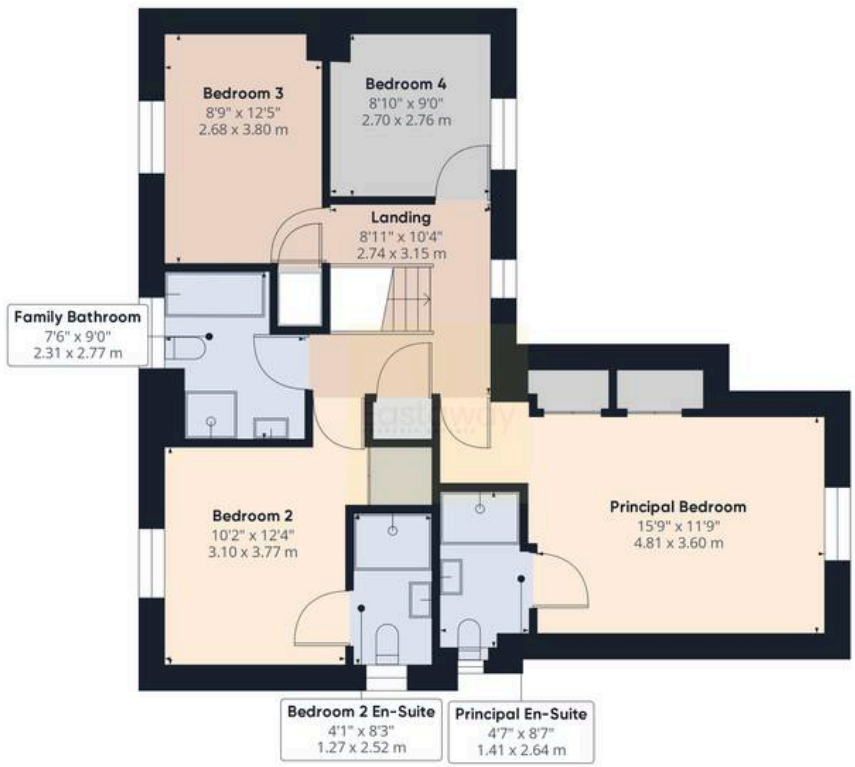








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

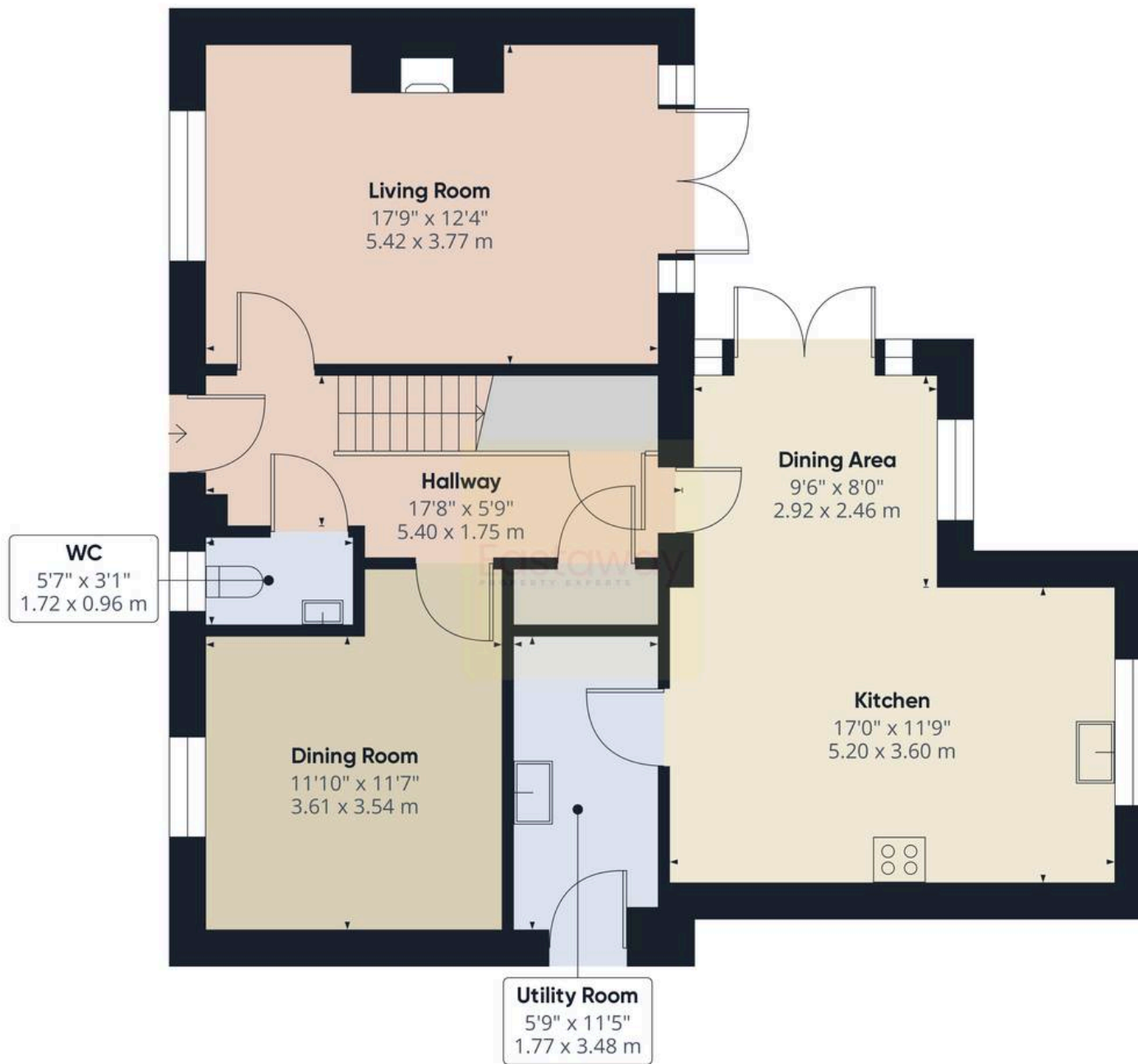
Approximate total area⁽¹⁾
2016.4 ft²
187.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



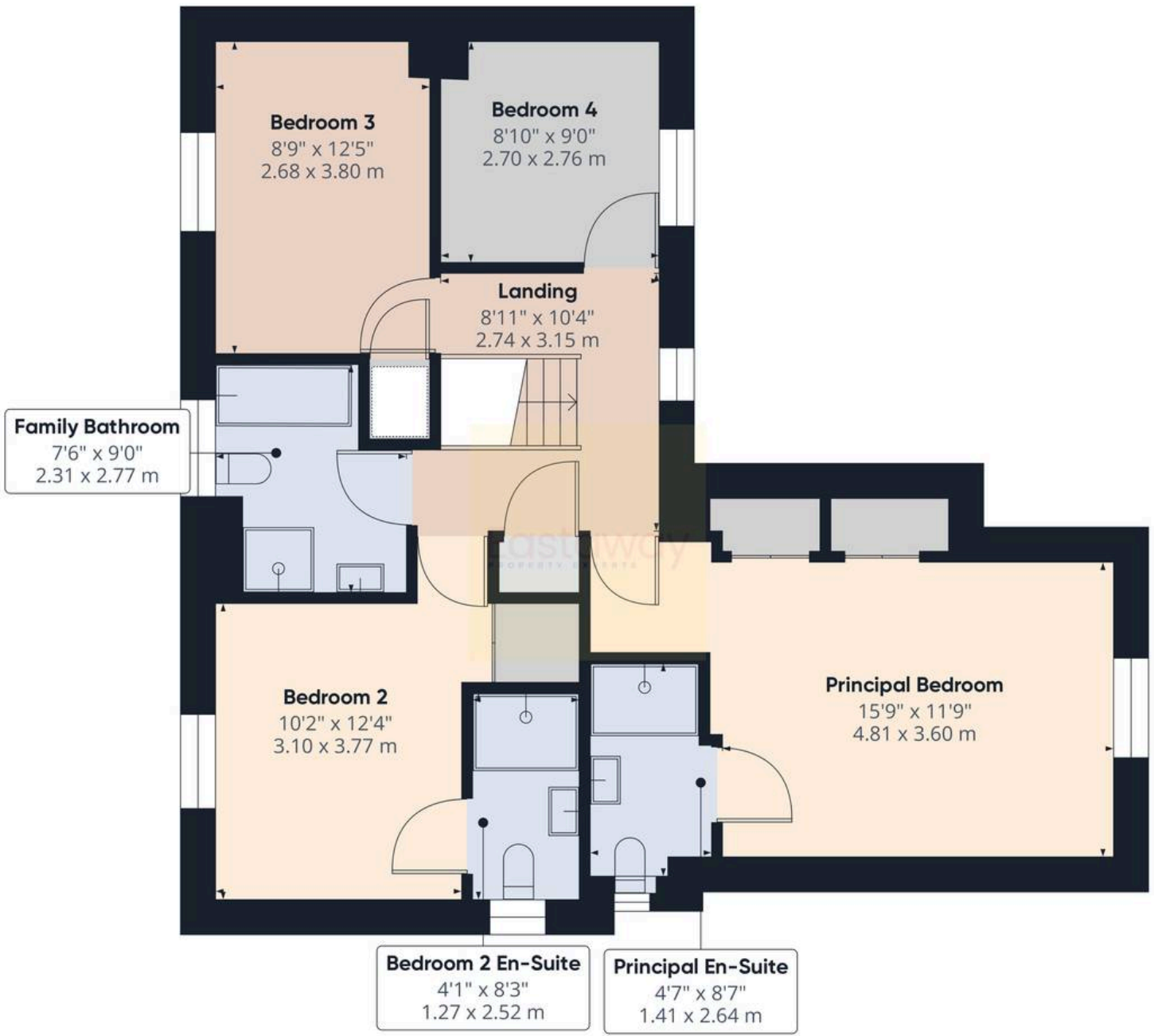


Approximate total area⁽¹⁾
857.24 ft²
79.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Approximate total area⁽¹⁾
776.62 ft²
72.15 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

Floor 1 Building 1

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