



JAMES  
SELICKS

BARROWDEN LANE  
SOUTH LUFFENHAM, RUTLAND

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A SUPERB AND EXTREMELY HIGH-QUALITY VILLAGE HOME WITH EXPANSIVE AND FLEXIBLE LIVING ACCOMMODATION SITTING IN AN ELEVATED AND SUNNY POSITION IN THIS SOUGHT-AFTER RUTLAND VILLAGE.



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## 1 Barrowden Lane

South Luffenham, Oakham  
Rutland LE15 8NH

Kitchen • Breakfast Dining Area • Family Living Room • Three Reception Rooms • Utility Room & Downstairs WC • Five Bedrooms • Family Bathroom • Two En-suites • Off-Road Parking & Double Garage • Beautifully Manicured & Secluded Garden • Village Location • EER - C •

### ACCOMMODATION

Enter the property via a loggia into a porch that opens to the light and airy entrance hall with access to the ground floor and understairs boot room. To the right, you'll find a superbly-spacious living room, spanning the depth of the property with an engineered oak floor, bay window to front allowing plenty of light, a feature fireplace with gas fire inset and double-glazed sliding doors opening out to the rear garden.

Glazed double doors open from the hall into the dining room, another generously-sized room with a large picture window looking out to the garden.

The beautifully-presented kitchen can be accessed from both the hall and the dining room. It is of exceptional quality with a great range of floor standing and wall mounted units with Corian worktops. The window takes in views over the rear garden. The kitchen features an integrated dishwasher, ceramic sink with mixer tap, and space for both a Range style cooker and a free-standing fridge freezer. The kitchen area then flows into the breakfast dining area with space for free-standing furniture and a glazed door to the utility room. The utility room features the same high-quality fixtures and fittings as the kitchen and offers further storage, space for white goods and access to the downstairs cloakroom and garage.

Sitting just off the breakfast dining area is the family living room that creates a fantastic flow and provides the sociable living space that has now become so popular. This space is filled with light and has French doors leading out to the garden. The ground floor is completed by the fully-equipped study, accessed from the entrance hall, filled with light through two windows that look out to the driveway.

The flexibility and versatility of the property is highlighted with the first-floor accommodation. The main staircase rises

from the entrance hall, leading to a spacious and light landing with a window overlooking the front garden, giving access to four bedrooms. Here you will find a master bedroom with built-in wardrobes, an en-suite shower room and a window with a lovely view over the rear garden. There are two further generous double bedrooms, both with built-in storage and rear garden views and then a single bedroom that could be utilised in a variety of different ways. Completing the main first floor is the family bathroom comprising panelled bath with shower over, wash hand basin set into a vanity unit providing storage and a low flush lavatory. A second staircase rises from the family living room to a very impressively-sized studio fifth bedroom. This room also has a large dressing area, with ample space for furniture and a luxurious en-suite shower room.

The property is approached through timber double gates onto a brand-new, block-paved driveway providing access to the generously-sized double garage with electric door. There is also pedestrian access out to the covered garden storage space and into the utility room.

### OUTSIDE

The rear garden has been carefully considered and beautifully landscaped to create a fantastic and usable space that is a significant asset to the property. A patio wraps around all the main living spaces with different areas for entertaining and for the current owner's hot tub. The secluded garden is mainly laid to lawn with mature floral and shrub borders, several mature specimen trees and established hedge boundaries providing a great degree of privacy. The current owners have also created a number of seating areas to take advantage of the sun depending on the time of day. There is easy access around all boundaries of the property and even a private garden area to the front as well as a covered garden storage space to the left-hand side of the garage. This immaculate property has been completely upgraded by the current owners and must be viewed to be appreciated.

### LOCATION

South Luffenham is one of the most sought-after villages on the south side of Rutland Water comprising older style character properties. There are two popular public houses, with the local primary school being in the next-door village of North Luffenham. Rutland Water provides an abundance of water sport activities including sailing, windsurfing and fishing. The picturesque, historic market towns of Uppingham, Stamford and Oakham are four, seven and nine miles away respectively, provide for local shopping, and an excellent choice of schools. An easy drive along the A47 into Peterborough provides access to the East Coast mainline - 50 minutes into London.







1 Barrowden Lane, South Luffenham, Oakham, Rutland LE15 8NH

House Total Approx Gross Internal Floor Area = 2454.4 ft<sup>2</sup> / 228 m<sup>2</sup>

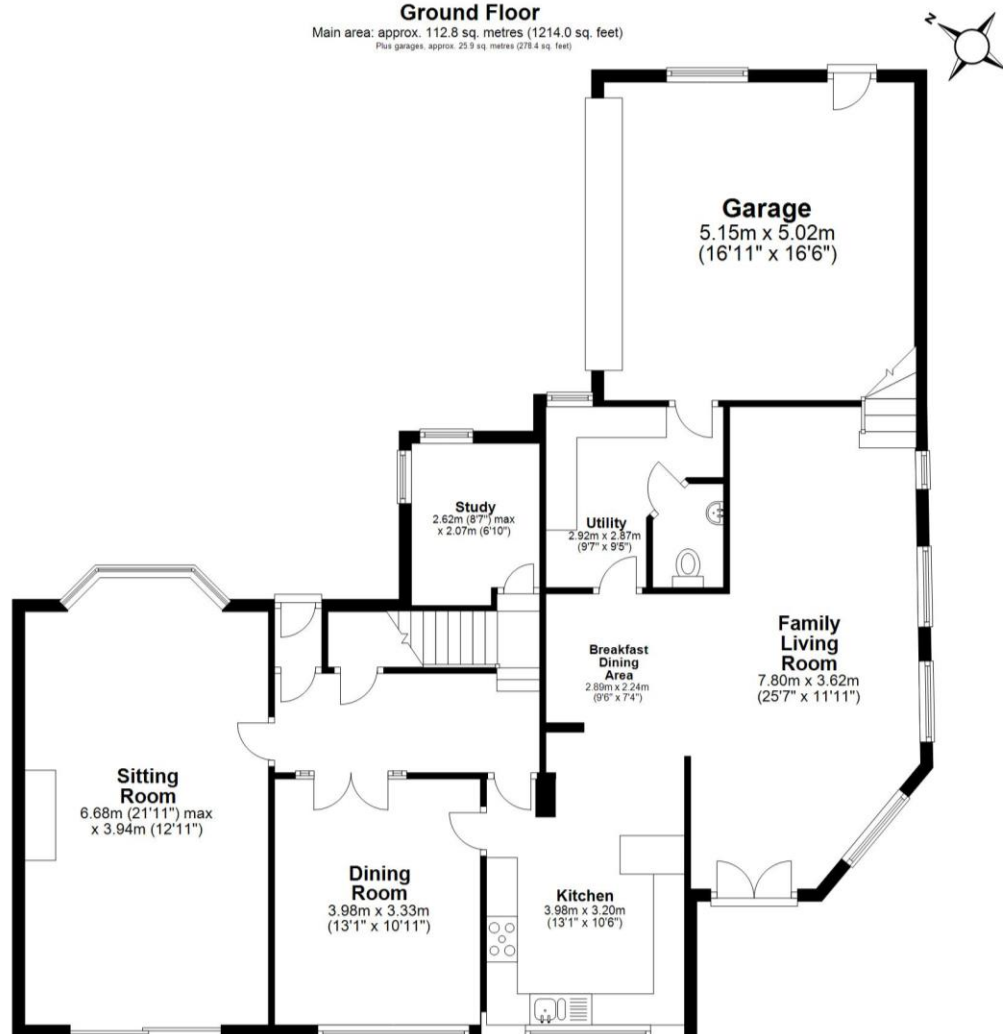
Measurements are approximate, not to scale, illustrative purposes only.

#### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band F.

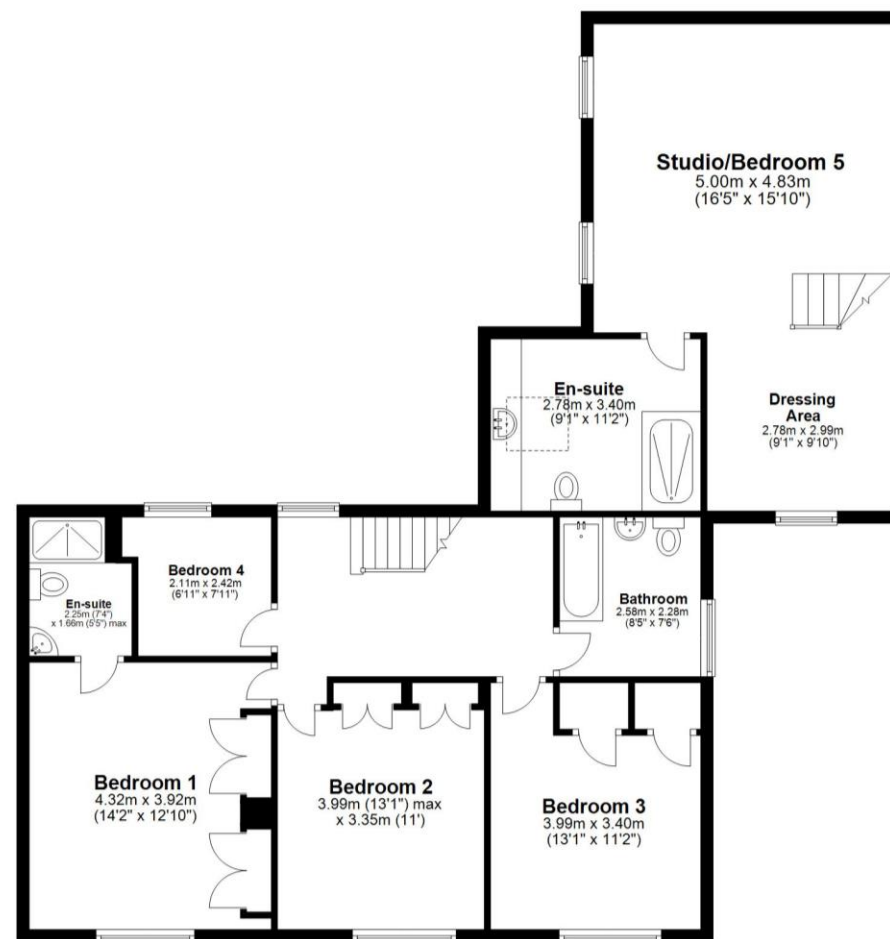
#### Ground Floor

Main area: approx. 112.8 sq. metres (1214.0 sq. feet)  
Plus garage: approx. 25.9 sq. metres (278.4 sq. feet)



#### First Floor

Approx. 115.2 sq. metres (1240.4 sq. feet)



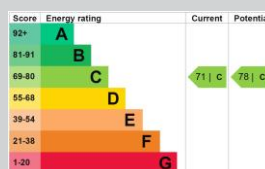




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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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