



# ROBIN COTTAGE

BUTT LANE, NORTH LUFFENHAM, RUTLAND

**JAMES  
SELICKS**  
ESTATE AGENTS & CHARTERED SURVEYORS

## Robin Cottage

Butt Lane  
North Luffenham  
Rutland  
LE15 8JN

A superbly built three-bedroom modern stone property sitting in the heart of this popular Rutland village.

Entrance Hall | Dining Kitchen | Sitting Room |  
Cloakroom | Master Bedroom & Ensuite | Two  
Further Bedrooms | Family Bathroom | Patio  
Garden | Private Parking |

### ACCOMMODATION

The property's accommodation in brief comprises of an entrance vestibule with a door to a down stairs WC. A glazed door then leads into the entrance hall with engineered oak flooring and stairs rising to the first floor. The hall offers under stairs storage and a utility cupboard.

There is generous sized dining kitchen with bi-fold doors to the rear garden. The kitchen is of a contemporary design with a good range of floor standing and wall mounted cupboards and drawers. There is a central island with an induction hob, an eye level double oven, a combination microwave oven, an integrated fridge and freezer and a dishwasher.

The sitting room for the property has an engineered oak floor and again offers bi-fold doors out to the rear garden. The room has a feature fireplace with a multi fuel burning stove.

The first floor comprises of a master bedroom with windows to front and rear and an ensuite shower room with low flush WC, heated towel rail, wash hand basin and double shower enclosure. Bedroom two is a generous double overlooking the front and bedroom three is a double overlooking the rear.

The first-floor accommodation continues with the family bathroom with a tiled floor, bath with shower over and a separate large shower enclosure, low flush WC, heated towel rail and wash hand basin.

The first-floor landing gives access to the airing cupboard with Worcester Bosch boiler, an additional storage cupboard and access to the loft space

### OUTSIDE

The outside of the property is accessed via wooden double gates onto a gravel driveway with ample parking. Access down both sides of the property lead to the rear garden. This area is predominantly laid down to patio but also has raised beds. The rear garden is South West facing taking advantage of the afternoon and evening sun.

This immaculately presented new build property sits in one of Rutland's most popular villages and must be viewed to be appreciated.

### LOCATION

North Luffenham is a delightful village ideally located for the market towns of Oakham, Stamford and Uppingham. Rail stations are close by in Oakham and Stamford with connections to the Midlands and Peterborough offering links to many London stations. North Luffenham has a strong community feel with a well thought of Primary school, a number of sporting and social clubs plus a thriving pub.

### DIRECTIONAL NOTE

From Oakham, proceed out of the town on the A6003 towards Uppingham. Proceed along this road for approximately 3 miles. At the top of the hill, turn left towards Manton. Drive through Manton and onto Edith Weston, bearing right at the mini roundabout. On approaching North Luffenham bend left around the corner and take the 2nd right onto Butt Lane. Robin Cottage can be found at the bottom on the right. Hand side.

### SERVICES

This property is offered to the market with all mains services & gas central heating.



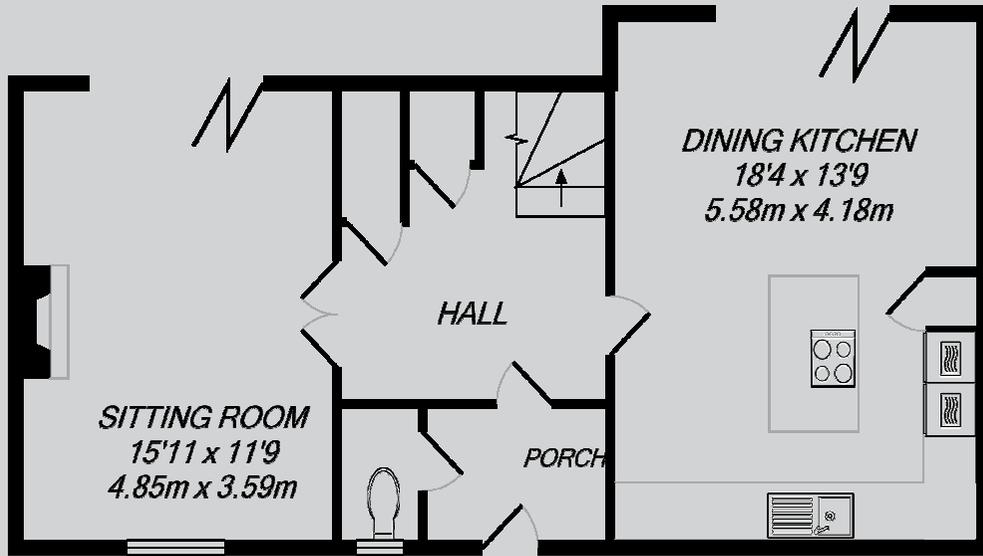


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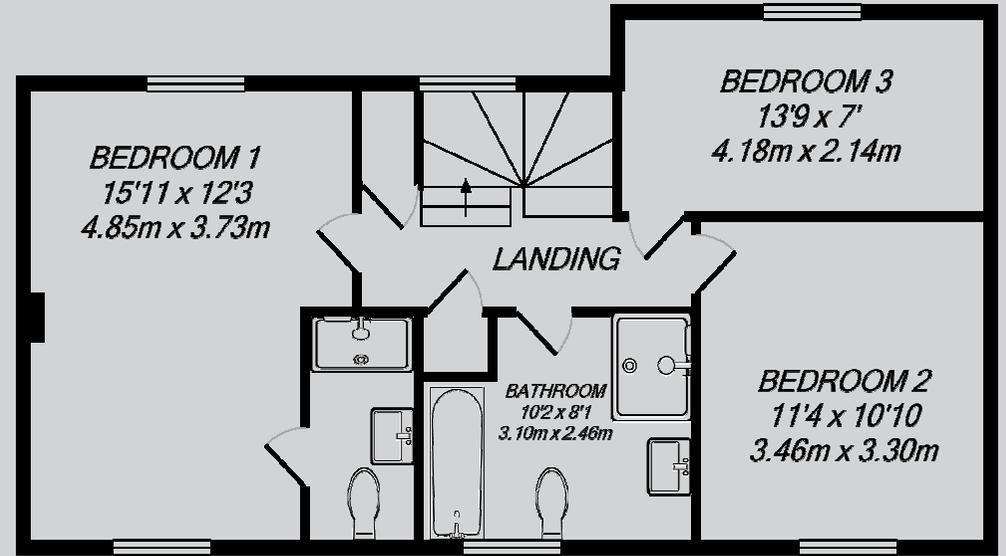
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House Total Approx Gross Internal Floor Area = 1198 SQF

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



**GROUND FLOOR**



**1ST FLOOR**



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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.