



Threeways

Luffenham Road, Lyndon, Oakham, Rutland LE15 8TY

Rent: £1,850 Per Calendar Month



A somewhat unusual yet spacious four-bedroom single-storey residence set in expansive grounds tucked away at the east end of Lyndon. Threeways is aptly named with access off where the Edith Weston, North Luffenham and Lyndon village roads unite.

Reconfigured and completely refurbished in 2019, the property comprises ample living space and sleeping accommodation with a light, airy ambience throughout. The southerly view across the Chater Valley is always stunning as it changes with the seasons.

This high standard family abode would be equally suited to hybrid working professionals.

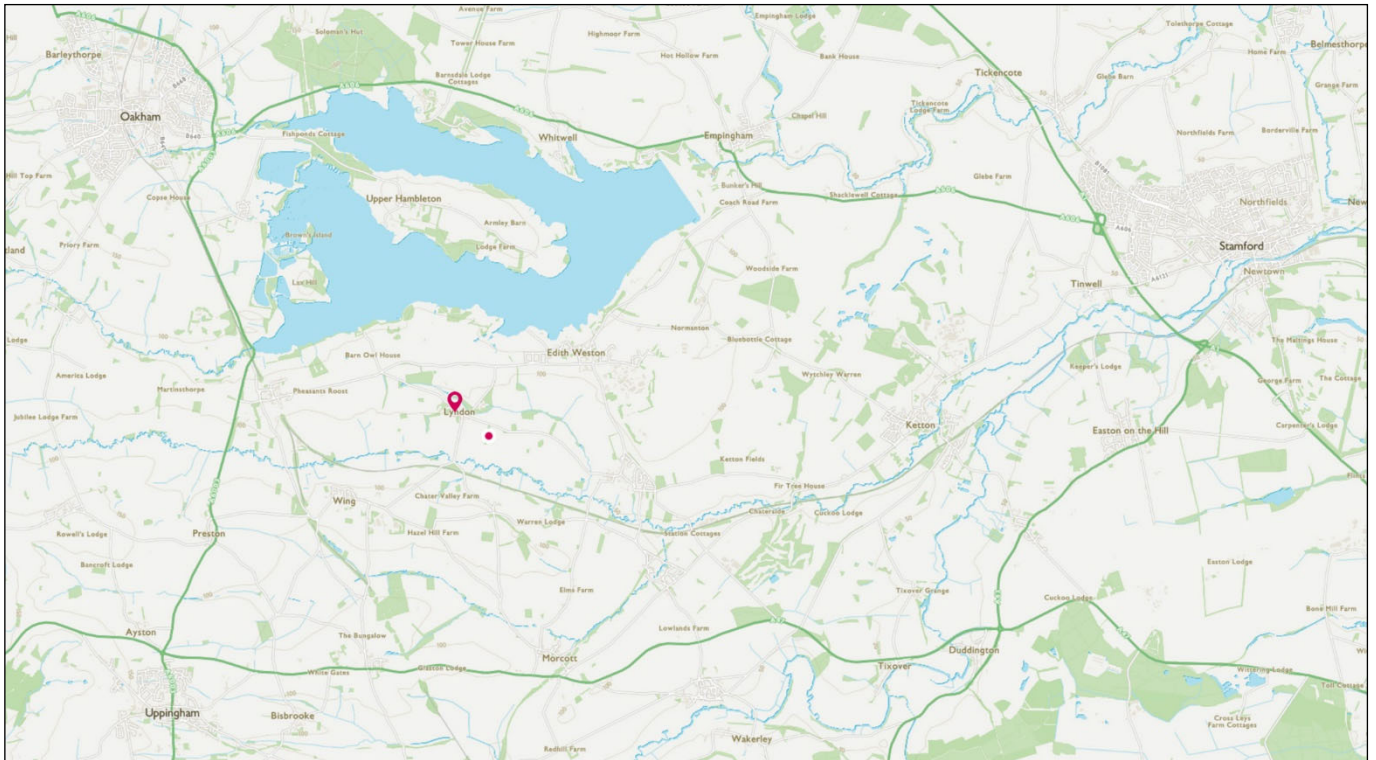
Entrance Hall Kitchen & Breakfast Bar Sitting Room Dining Room
Four Bedrooms Bathroom Shower Room Boot Room & WC
Double Garage Large Enclosed Garden Amazing Location & View

To be let unfurnished, except for carpets and flooring, on an Assured Shorthold Tenancy Agreement for an initial term of one year. Viewing strictly by appointment with the office.

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Our Location

Lyndon is a 350-year-old family-owned estate village situated about one mile south of Rutland Water in the County of Rutland, a beautiful and unspoilt part of England with many magnificent historic towns, villages and stately homes all within a few miles.

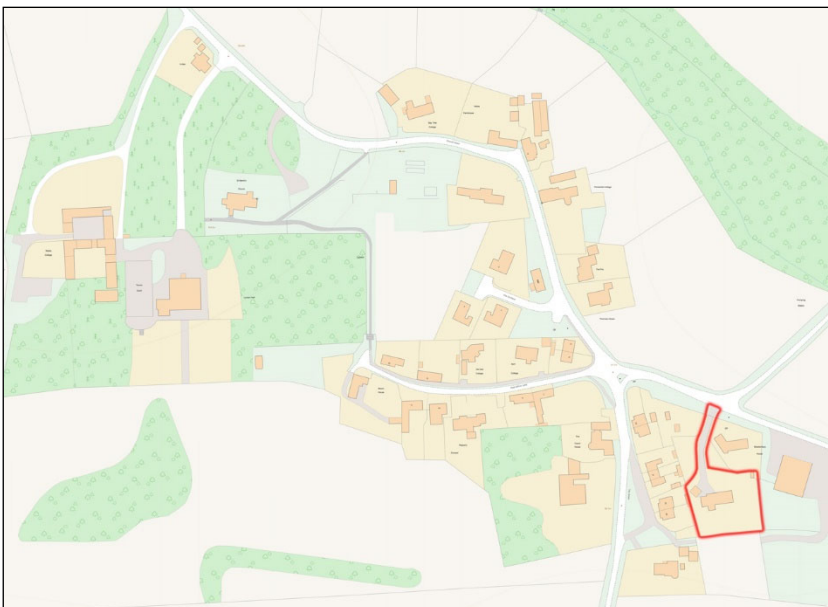


Rutland Water is a well-established significant watersport and leisure centre covering over 1,200 hectares offering many activities, including walking, fishing, sailing, windsurfing, kayaking, golf, bird watching, cycling, triathlon and a seasonal water play park.

Transport links are good with the A1 Great North Road 10 minutes away. The nearest mainline railway station is at Peterborough, approximately 20 miles away, offering a high-speed service to London in about 45 minutes. Oakham station is on the Birmingham/Peterborough line.

Nearest Towns:

Oakham 5 miles, Uppingham 5 miles, Stamford 9 miles, Corby 13 miles, and Leicester 24 miles.



Threeways (red outline)
Situated at the eastern end of
Lyndon with access from where
the Edith Weston and North
Luffenham roads unite.



Overview

Threeways is aptly named, as the access into this somewhat unconventional property is where the Edith Weston and North Luffenham roads converge with Lyndon.

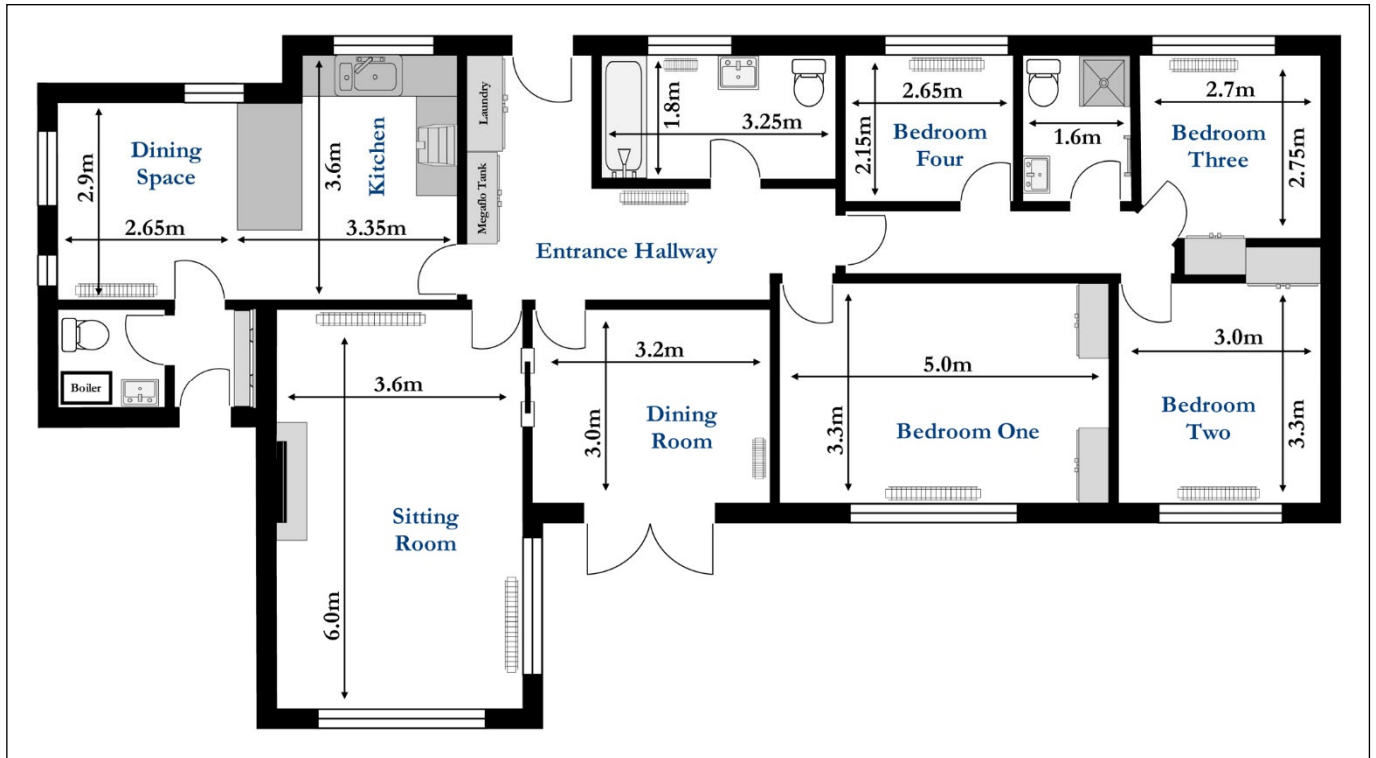
Venture along the gravel driveway until it expands into ample space for multiple vehicles. Immediately apparent is the Oak clad exterior. The cabin-like appearance combined with the quiet location provides an undeniably relaxing atmosphere. However, there is a compulsion to delve into the extensive grounds that enjoys one of the best views across the Chater Valley.

In 2019 this dwelling underwent reconfiguration and complete refurbishment.

The living space comprises a lovely kitchen enjoying plenty of light, featuring a breakfast bar and area for dining; a boot room and WC connects to the rear. The sizeable south-facing sitting room features a stone fireplace. A dining room, equally appropriate as play or office space, connects the sitting room with sliding doors; this area also enjoys the stunning view and has French doors opening to the main paved area.

Move through the property and find the family bathroom, equipped with a dual shower system positioned over the bath. Across the hallway is the large master bedroom (with the amazing view), fitted with two double wardrobes. Next, move through the accommodation passageway and find the other bedrooms and shower room. Bedroom two faces south and features a built-in double wardrobe and cupboards above. Bedroom three is opposite, with a single built-in wardrobe and storage cupboard above. The contemporary shower room eases the burden on the main bathroom, again fitted with a dual shower system. And finally, the fourth bedroom.

Outside, a double garage provides protected space for vehicles or general storage. A large enclosed garden, mainly laid out to lawn, surrounds the property. Paved areas and a front to rear pathway allow access in all weathers. In the corner of the garden is a useful brick built shed.



Layout

Entrance Hall: Approx 10m²

Matting and carpet flooring, radiator, cupboards containing hot water tank and laundry - plumbing for washing machine, space for condenser dryer plus storage.

Kitchen: 6.0 x 2.9m

Fitted units with spaces for a standard cooker (extractor hood above), dishwasher and full-height fridge/freezer. Radiator, vinyl flooring, doorway to boot room and exit.

Sitting Room: 3.6 x 6.0m

Open plan area with fantastic view. Carpeted floor, 2 radiators, stone fireplace.

Dining Room: 3.2 x 3.0m

Carpeted, radiator, sliding doors to sitting room, French doors to garden paved area.

Bedroom One: 5.0 x 3.3m

Carpeted, radiator, two double fitted wardrobes.

Bedroom Two: 3.0 x 3.3m

Carpeted, radiator, fitted double wardrobe.

Bedroom Three: 2.7 x 2.75m

Carpeted, radiator, fitted wardrobe.

Bedroom Four: 2.65 x 2.15m

Carpeted, radiator.

Bathroom: 3.25 x 1.80m

Vinyl floor, radiator, wash basin, toilet, bath, dual shower system.

Shower Room: 3.25 x 1.80m

Vinyl floor, heated towel rail, wash basin, toilet, dual shower.

Boot Room: 1.50 x 1.60m

Matted floor, bench seat, clothing pegs.

Boiler Room: 1.60 x 1.60m

Vinyl floor, central heating boiler, toilet, wash basin.

Services

The property has a modern central heating installation with radiators throughout and a pressurised hot water system. A large oil storage tank at the rear of the garage negates the need for regular refuelling. There are connections to mains water, sewerage, and electricity.

Lyndon benefits from fibre broadband internet with download speeds typically up to around 50Mbps; we understand full-fibre connections are in the pipeline with rates of up to 1000Mbps.

LED lighting is installed externally for convenience and security.

Rent

£1,850 Per Calendar Month. This amount excludes council tax, water/sewerage, electricity and other associated charges. The Landlord is not bound to accept the highest or indeed any offer.

Council Tax

Classified Band E – The Rutland County Council website has all the information. The 2021-2022 annual charge is £2,620.14.

Terms

To be let unfurnished (except for carpets and other floor coverings) on an Assured Shorthold Tenancy Agreement for an initial term of one year with the prospect of an extension if both parties are agreeable.

A deposit of £2,125 is payable upon signing the agreement (held in a deposit protection scheme).

Applicants applying for the tenancy must complete a questionnaire and credit reference.

The Tenant is responsible for routine maintenance and interior decoration. The Landlord takes care of all major repairs and exterior decoration.

A copy of the proposed tenancy agreement is available for inspection by prior arrangement.

Energy Performance

This property has a current EPC rating of D57 - a copy of the certificate is available on request.

Interested?

Viewing is strictly by appointment with the Estate Office.

Images

The pictures shown in the slideshow are of the actual property; however, they may not be up-to-date and therefore not necessarily representative of the current condition and layout.

Misrepresentation Act 1967

These particulars do not constitute any part of an offer or contract. We take no responsibility for any error, omission or misstatement in these particulars. No person in the employment of the Lyndon Estate Office has any authority to make or give any representation or warranty whatsoever in relation to this property.