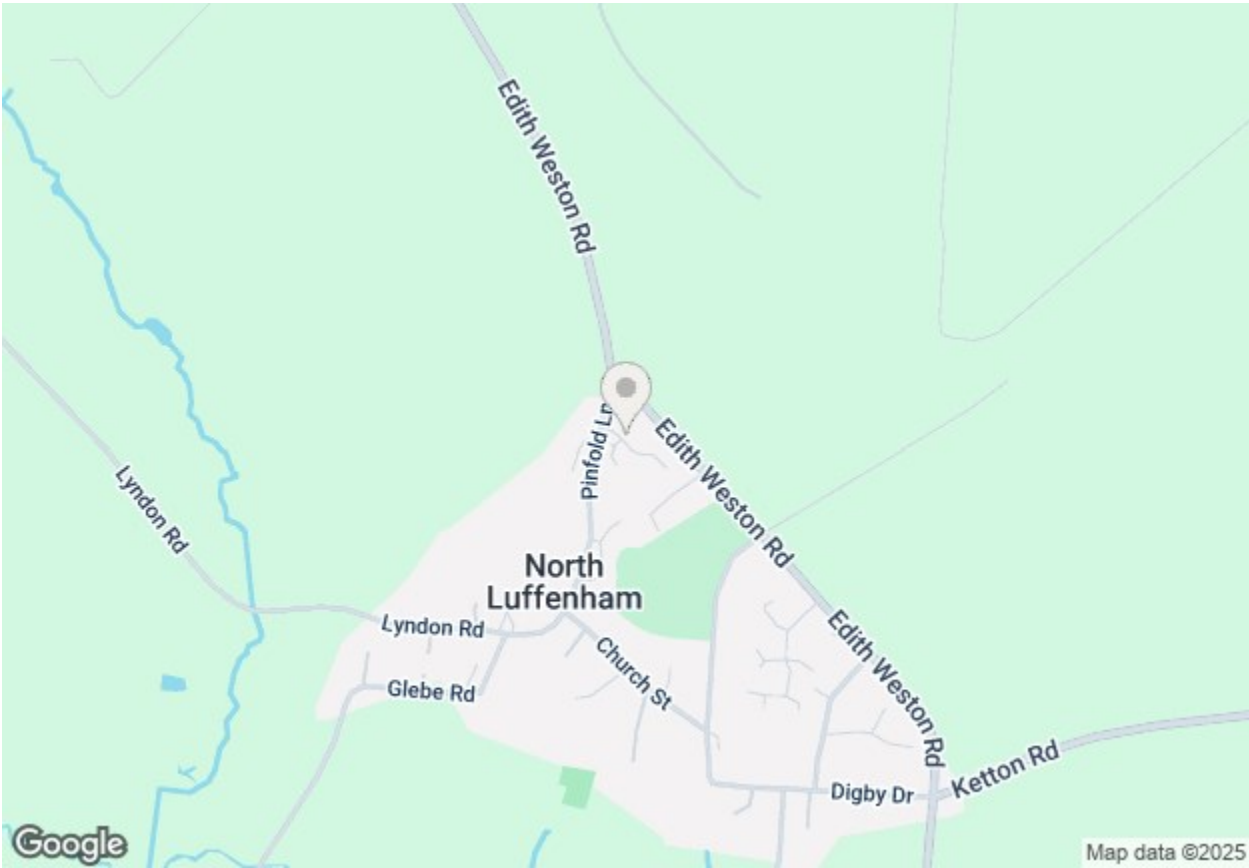




9 Rosewood Close, North Luffenham, Oakham, LE15 8LQ

Modern Three-Bedroom Semi-Detached Home – Cul-de-Sac Position in Popular Rutland Village, High-Quality Finish & No Chain

This modern, deceptively spacious and immaculately presented three-bedroom semi-detached home is set in a quiet cul-de-sac position within a sought-after Rutland village. Offering a superb standard of finish throughout, the property provides excellent access to Rutland Water and the historic market towns of Stamford and Oakham.

The ground floor features a welcoming entrance hall, a generous kitchen/diner fitted with marble work surfaces, solid wood doors, tiled flooring, and a useful utility room. The kitchen diner leads to the lounge that has patio doors which open onto the patio and rear garden.

Upstairs, the Main bedroom boasts a stylish en-suite shower room and built-in wardrobes, complemented by two further well-proportioned bedrooms and a family bathroom.

Externally, the home offers ample off-street parking and a good-sized garage. To the rear, a well-laid-out patio and garden create an inviting outdoor space ideal for entertaining. The property also benefits from solar panels that heat the hot water system, improving efficiency and sustainability.

Offered to the market with no onward chain, this home combines quality, practicality, and a desirable location, making it an ideal choice for families and professionals alike.

Asking Price £369,995 Freehold

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

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.

- Modern semi-detached home
 - Finished to a high standard through out
 - Two further bedrooms & a family bathroom
 - Solar panels that heat the hot water, gas fired central heating
 - Generous patio & lawn garden
- Spacious open plan kitchen diner
 - Main bedroom with en-suite & fitted wardrobes
 - Marble kitchen work surface, solid wood doors & tiled kitchen diner
 - Ample off street parking & single garage
 - Council Tax Band - C, EPC - B, NO CHAIN



ACCOMMODATION:

- Entrance Hall**
2.57m x 1.80m (8'5 x 5'11)

Cloakroom

Kitchen/Family Room
5.21m x 4.75m (17'1 x 15'7)

Living Room
4.14m x 3.86m (13'7 x 12'8)

Utility Room
2.24m x 1.68m (7'4 x 5'6)

Landing

Main Bedroom
4.34m x 2.92m (14'3 x 9'7)
- En-suite**
3.15m x 0.99m (10'4 x 3'3)

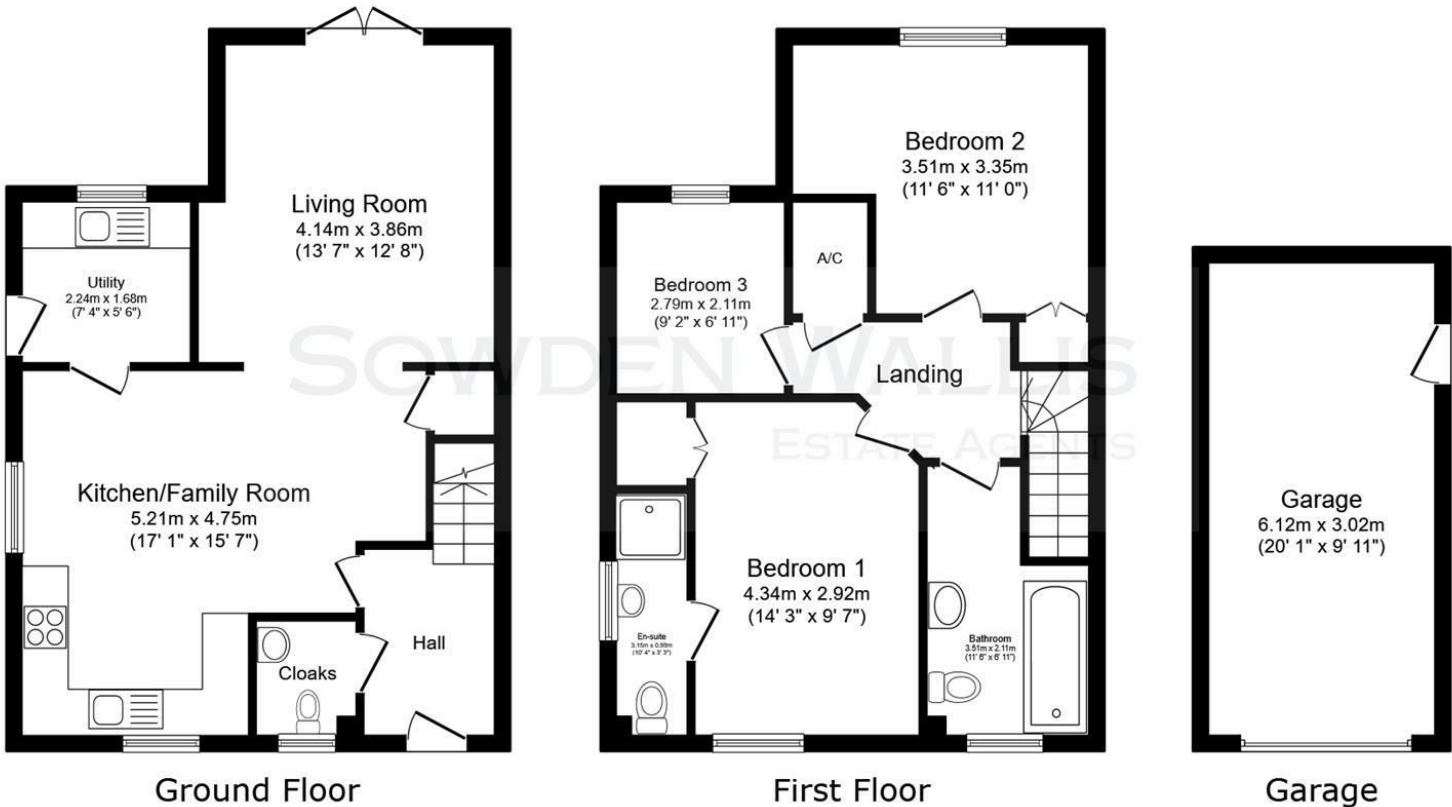
Bedroom Two
3.51m x 3.35m (11'6 x 11')

Bedroom Three
2.79m x 2.11m (9'2 x 6'11)

Family Bathroom
3.51m max x 2.11m (11'6 max x 6'11)

Garage
6.12m x 3.02m (20'1 x 9'11)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io