



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

 **NEWTON FALLOWELL**



Key Features

- Semi Detached Property
- Shared Ownership 30%
- Two Bedrooms
- Downstairs W.C.
- Presented To A High Standard
- Two Allocated Off Road Parking Spaces
- Spacious Corner Plot With A Large Enclosed Rear Garden
- Ideal First Time Purchase
- EPC Rating C

Shared ownership £82,500





Set at the end of a quiet cul-de-sac within the heart of North Luffenham is this modern and well-presented semi-detached starter home offering a generous corner plot with oversized gardens and two allocated parking spaces. Offered for sale under Spire Homes Shared Ownership Scheme, the property offers well-proportioned accommodation including an open plan living room, spacious fitted kitchen, two double bedrooms, and a modern three-piece family bathroom.

As you approach the property from the front, the partly glazed front door leads into the main entrance hallway where stairs flow to the first floor and doors grant access to the kitchen and living room. The fully fitted kitchen is positioned to the front of the property and boasts integrated appliances including an inset gas hob, extractor hood, integrated oven with a brushed steel finish, inset stainless steel sink and drainer + mixer tap, space and plumbing for a washing machine, double glazed window to the front aspect, inset ceiling spotlights, and wood laminate flooring. Located to the rear of the property is the spacious living room that features double French doors to the rear garden and wood flooring. Completing the downstairs accommodation is the useful downstairs W.C. that offers a close coupled W.C. with half and full flush, a pedestal wash hand basin, and a double-glazed window to the side aspect. Upstairs the property offers two double bedrooms with bedroom one being positioned to the rear of the property and offering a view to the rear aspect. Located to the front of the property is bedroom one that boasts a view to the front aspect and exposed wood flooring. Completing the upstairs accommodation is the family bathroom that is majority tiled and offers a panel bath with screen & stainless steel fittings, close coupled W.C with half and full flush, a pedestal wash hand basin, inset ceiling spotlights and a double glazed window to the side aspect.

Externally the property offers two allocated off-road parking spaces and sits on a very generous corner plot with extensive lawned gardens, a private patio seating area that would be ideal for entertaining, and gated access to the front.



Room Measurements

Entrance Hall 4.48m x 1.02m (14'8" x 3'4")

Kitchen 3.2m x 2.36m (10'6" x 7'8")

WC 1.19m x 1.03m (3'11" x 3'5")

Living Room 4.33m x 3.96m (14'2" x 13'0")

Bedroom One 4.32m x 3.46m (14'2" x 11'5")

Bedroom Two 3.78m x 2.87m (12'5" x 9'5")

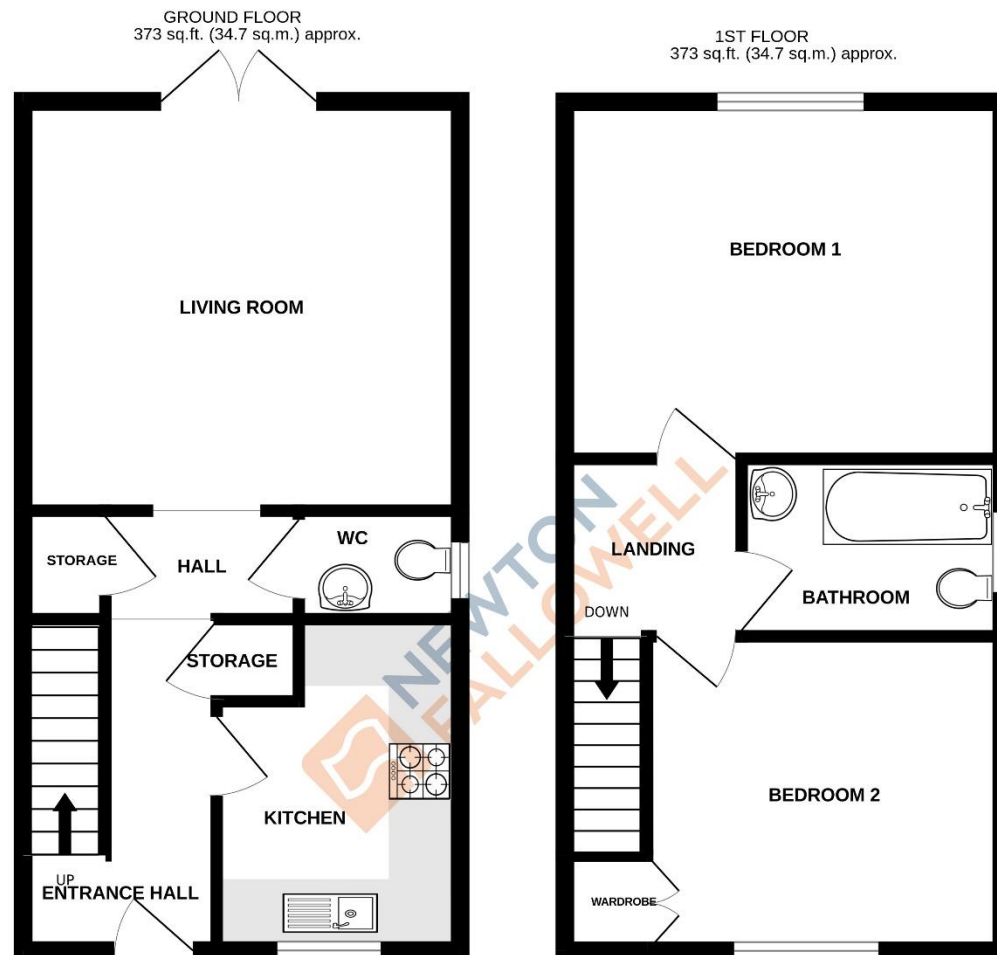
Bathroom 2.55m x 1.85m (8'5" x 6'1")

Shared Ownership Details

A 99 year lease was granted in 2015. The seller currently owns a 30% share of the property and pays rent of £395.80 monthly on the remaining 70% share to Amplius. The Shared Ownership scheme does allow purchasers to buy an increased share in the property, subject to affordability and application approval. The property is also liable to pay a monthly charge which equates to £42.85 per month to cover the service charge, buildings insurance and management fee.







ROSEWOOD CLOSE, NORTH LUFFENHAM, LE158LQ

TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.