



9 Kings Road, North Luffenham, Oakham, LE15 8JH

 **NEWTON FALLOWELL**



3 1 1

## Key Features

- Three-Bedroom Semi-Detached Home
- Open-Plan Living & Dining Area
- Ideal For Modern Family Living
- Kitchen With Direct Garden Access
- Small, Low-Maintenance Rear Garden
- Off-Street Parking To The Front
- Integral Garage Providing Storage Potential
- Popular North Luffenham Village Location
- Freehold

£280,000





Positioned within the well-regarded village of North Luffenham, this three-bedroom semi-detached home presents a practical and well-proportioned layout, ideally suited to modern family living. The property combines open-plan ground floor space with manageable outdoor areas and off-street parking, creating an appealing balance of comfort, functionality and convenience.

The ground floor centres around a generous open-plan living and dining room, providing a flexible and sociable space that naturally supports family life and entertaining. This arrangement allows for clear definition between seating and dining areas while retaining a sense of openness and flow. The adjoining kitchen is sensibly arranged, offering ample worktop and storage provision, with direct access into the rear garden. The integral garage adds a valuable element of storage or potential for future adaptation, subject to requirements.

To the first floor, the property offers three bedrooms, all of which are well proportioned and adaptable to a range of uses. These are served by a family bathroom fitted with a modern suite.

Externally, the rear garden is designed to be low maintenance, providing an enclosed outdoor space suitable for seating, children's play or informal entertaining without the burden of extensive upkeep. To the front, the property benefits from off-street parking, adding everyday practicality. North Luffenham remains a highly sought-after village location, offering a strong sense of community alongside everyday amenities, schooling and countryside walks. The village is particularly well placed for access into Oakham and surrounding centres, making it a popular choice for families and commuters alike.

Overall, this is a well-balanced home offering open-plan living, practical bedroom accommodation and a convenient village setting - an ideal option for buyers seeking a comfortable and adaptable family property.







## Room Measurements

Hallway 2.17m x 1.47m (7'1" x 4'10")

Living Room/Dining Room 7.41m x 3.35m  
(24'4" x 11'0")

Kitchen 3.53m x 2.4m (11'7" x 7'11")

Garage 4.77m x 2.66m (15'7" x 8'8")

First Floor Landing 3.35m x 2.63m (11'0" x 8'7")

Bedroom One 3.66m x 3.34m (12'0" x 11'0")

Bedroom Two 3.45m x 3.36m (11'4" x 11'0")

Bedroom Three 2.63m x 2.42m (8'7" x 7'11")

Bathroom 2.41m x 1.66m (7'11" x 5'5")

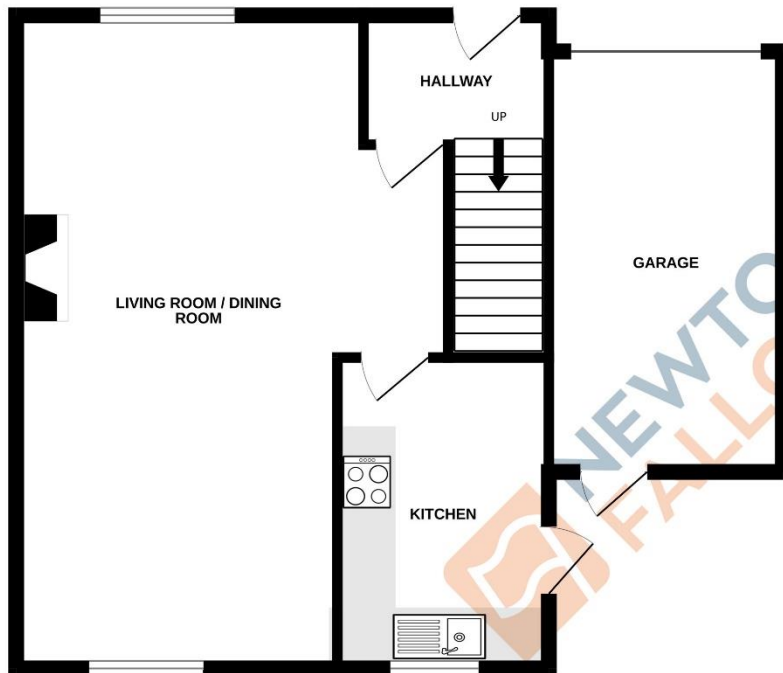




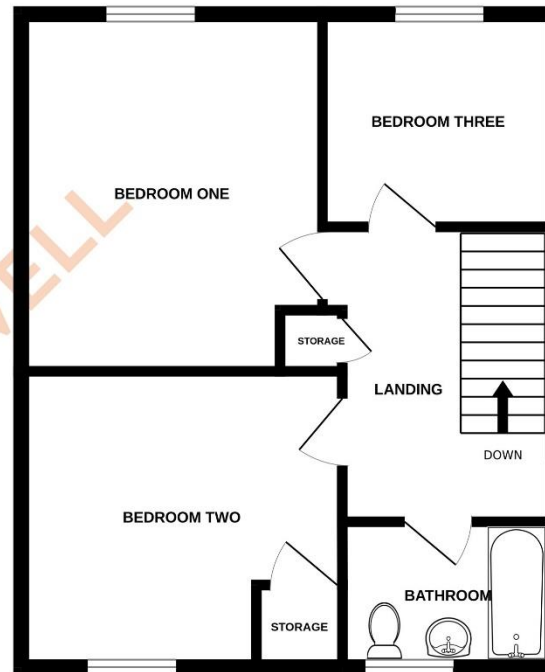




GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



KINGS ROAD, NORTH LUFFENHAM, OAKHAM, LE15 8JH

TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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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#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: C

#### 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.