



9 Deweys Close, North Luffenham
£210,000

 **NEWTON FALLOWELL**

9 Deweys Close

North Luffenham, Oakham

Situated in the heart of a sought after Rutland village, this three bedroom terraced house presents an ideal solution for first-time buyers or families seeking a welcoming home within a tight-knit community.

The property offers a generous living room filled with natural light, providing a bright and airy space for relaxation and entertaining. The spacious master bedroom ensures comfort and privacy, while two further bedrooms offer flexible accommodation for children, guests or a home office. The kitchen is thoughtfully arranged to maximise storage and functionality, catering to the needs of modern family life.

Residents benefit from off-street communal parking, adding convenience to daily routines. Village amenities, including local shops, schools and community facilities, are within easy reach, making this location particularly attractive for those seeking a blend of rural charm and practical living.

The recently upgraded garden areas enhance the overall appeal and provide additional versatility for family activities or quiet enjoyment. With its well-proportioned rooms, contemporary touches and welcoming atmosphere, this three bedroom family home is perfectly suited for those looking to establish roots in a friendly and vibrant village setting. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.





Entrance Hall

14' 2" x 5' 11" (4.33m x 1.81m)

Living Room

15' 1" x 11' 9" (4.61m x 3.57m)

Kitchen / Breakfast Room

17' 8" x 9' 1" (5.38m x 2.78m)

Bedroom One

12' 5" x 10' 2" (3.78m x 3.09m)

Bedroom Two

10' 11" x 9' 3" (3.33m x 2.83m)

Bedroom Three

8' 9" x 7' 6" (2.67m x 2.29m)

Bathroom

8' 5" x 6' 2" (2.56m x 1.87m)

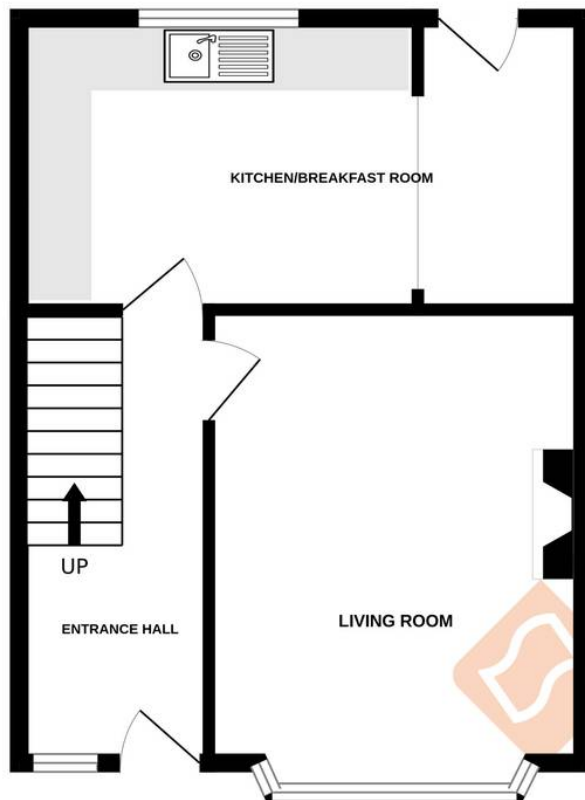
Council Tax band: B

Tenure: Freehold

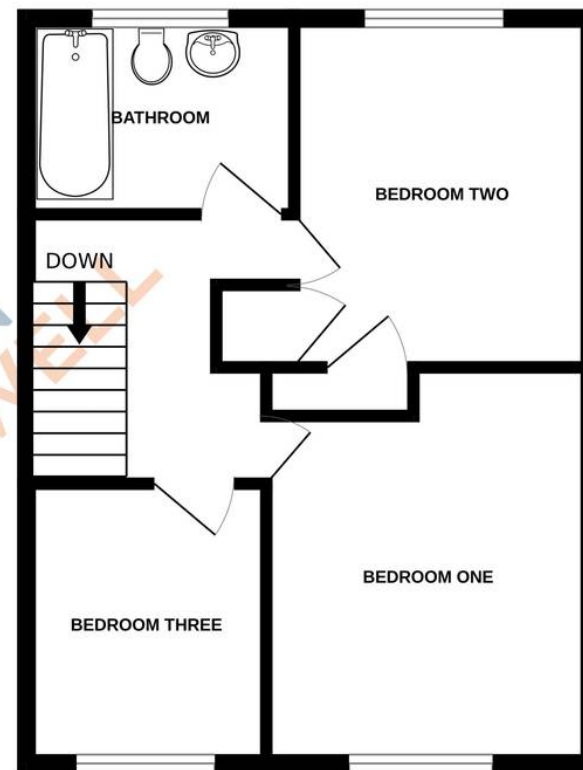
EPC Energy Efficiency Rating: D



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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Newton Fallowell - Oakham

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