



Spinney Hill,
Oakham, Rutland, LE15 6JL

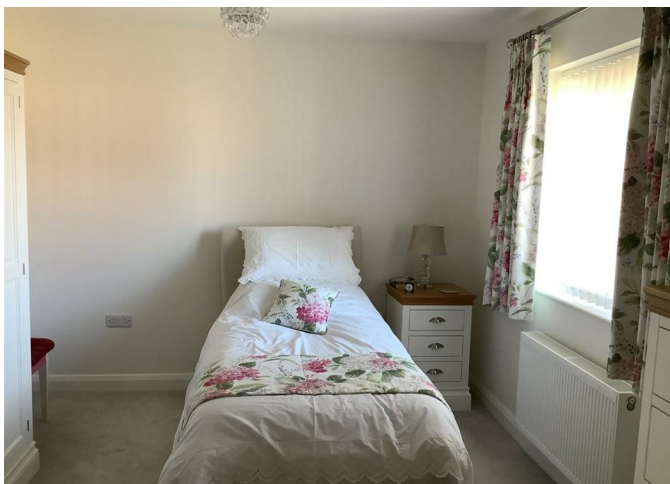
NEWTONFALLOWELL 

Spinney Hill, Oakham, Rutland, LE15 6JL £249,950 Freehold

Set on the popular "Spinney Hill" development to the South of Oakham which is only a short walk into the Town Centre is this modern and extremely well-presented mid-terraced home, offering deceptively spacious accommodation arranged over two floors including a living room, spacious kitchen, utility room, WC, three bedrooms with the master offering an en-suite shower room and a family bathroom. With the current market still being so buoyant, and selling properties prior to marketing, we do not anticipate this being on the market for long, so to avoid missing out please arrange an internal viewing.

As you approach the property from the front, a block paved walkway leads to the front door and into the property. The spacious entrance hall provides access into the light and airy living room benefiting from a window overlooking the front aspect. The kitchen has been fitted with a range of wall and base units as well as Siemens appliances including integrated fridge freezer and dishwasher, oven and induction hob. The ground floor also has a useful downstairs WC, which has been designed to fit a shower in. The utility room finishes the downstairs accommodation. From the first-floor landing, you have three bedrooms, described as two doubles and a single and three-piece bathroom. The master offers an en-suite shower room.

The properties on Spinney Hill have been built to an exceptional quality by local builders, Honwood Homes. Each property has been installed with state of the art Air Source Heat Pumps to utilise renewable energy where possible. Contact Newton Fallowell, Oakham today to discuss this property further.



Entrance Hall

5'9 x 4'10 (1.75m x 1.47m)

Living Room

16'0 x 12'0 (4.88m x 3.66m)

Kitchen Breakfast Room

14'1 x 10'10 (4.29m x 3.30m)

WC

7'8 x 4'8 (2.34m x 1.42m)

Utility Room

5'2 x 4'8 (1.57m x 1.42m)

First Floor Landing

9'11 x 7'9 (3.02m x 2.36m)

Master Bedroom

11'11 x 10'10 (3.63m x 3.30m)

En-Suite Shower Room

8'56 x 3'6 (2.44m x 1.07m)

Bedroom Two

12'6 x 7'9 (3.81m x 2.36m)

Bedroom Three

9'0 x 7'9 (2.74m x 2.36m)

Bathroom

8'7 x 6'5 (2.62m x 1.96m)

Outside

Externally the property is exceptionally well kept with the rear garden being laid part lawn, part block paved all enclosed by timber fencing. There is a carport to the rear, as well as one further allocated off road parking space.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus A	86	Very environmentally friendly - lower CO ₂ emissions 92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
35-44 F		35-44 F	
2-34 G		2-34 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

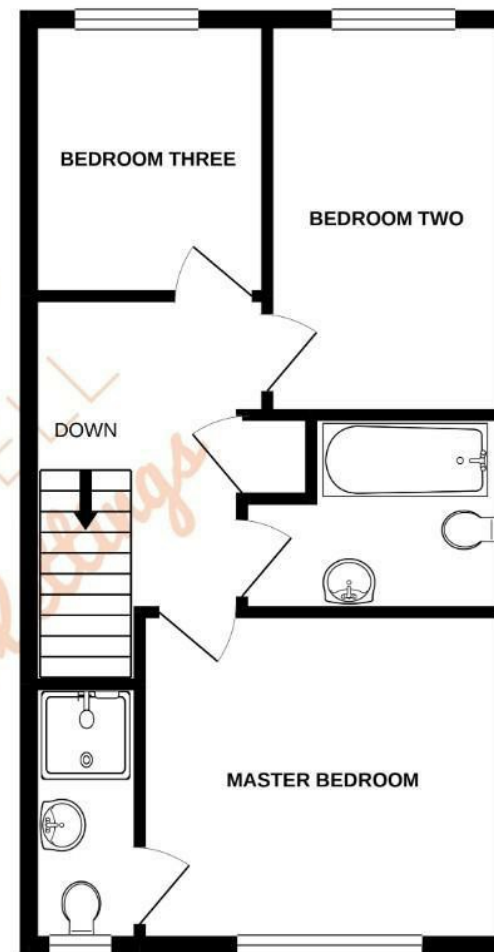
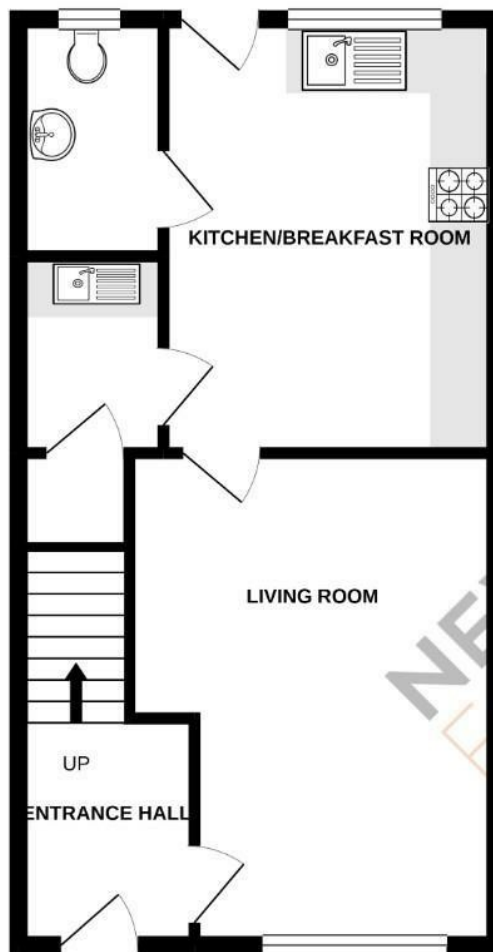
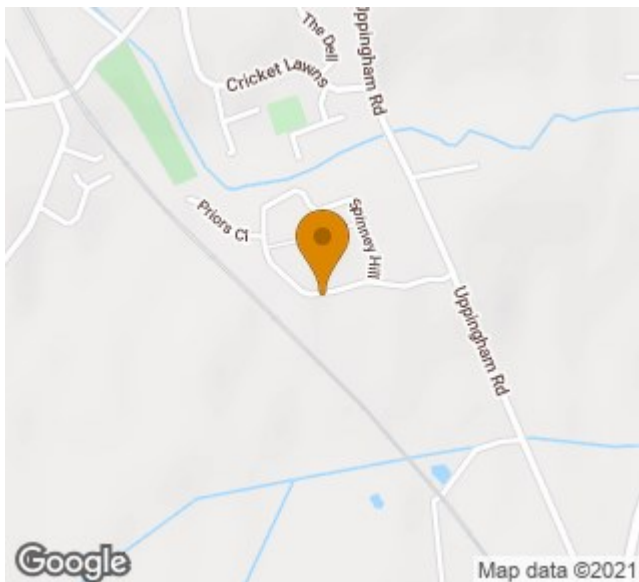
1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, 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 £300 if you use their services.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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