



SPINNEY HILL

OAKHAM, RUTLAND

JAMES
SELICKS



“... SUBSTANTIAL, FOUR-BEDROOM DETACHED HOME ...”

A substantial, four-bedroom detached eco home with immaculately-presented and light-filled accommodation throughout, off-road parking, garaging and a sunny, south-facing garden, all conveniently located within easy walking distance of Oakham town centre.

Breakfast Kitchen • Three Reception Rooms • Utility Room, Downstairs
Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite •
Private Driveway, Double Garage • South-Facing Garden • Walking
Distance to Town Centre • No Onward Chain • EER - B •

Ground Floor

The light and airy entrance hall gives way to the property's ground floor accommodation. To the rear of the property is the breakfast kitchen that has a comprehensive range of modern fitted units with Silestone Quartz worktops and all integrated appliances.

A door from the kitchen area opens into the utility room offering further storage, space for white goods and a door out to the side of the property. There is space for a breakfast table with French doors opening out to the patio and a second set of internal double doors flowing through into the light-filled garden/dining room. A set of French doors open from this room out to the patio and garden.

The living room sits to the front of the property with a feature fireplace and two windows to the front allowing plenty of light.

The house is an eco-build property with underfloor heating throughout the ground floor and traditional radiators to the first floor. It is fitted with a burglar alarm, water softener and has wide internal doors.



First Floor

To the first floor there are four double bedrooms, three offering built-in, bespoke wardrobes, one complemented by an ensuite shower room and a family bathroom serving the further three. The family bathroom comprises a bath, separate shower, wash hand basin, illuminated wall mirror and low flush lavatory.

Outside

At the front of the property there is a small front garden with a path leading to the front door. To the left, there is a block-paved driveway providing ample off-road parking and access to the detached double garage and a hand gate leading to the rear garden.

The rear garden is mainly laid to lawn with raised borders and a large patio spanning the width of the property with an electrically retractable awning with lighting. The garden enjoys a southerly orientation with fencing or hedging on all sides creating a wonderfully private and sunny space with a summer house perfectly placed to catch the afternoon sunshine.

In addition, there are two good-sized sheds, one with power supplied, and a log store.

“... THE GARDEN ENJOYS A
SOUTHERLY-ORIENTATION ...”





Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and an air source heat pump. Council Tax Band F.

Tenure

Freehold

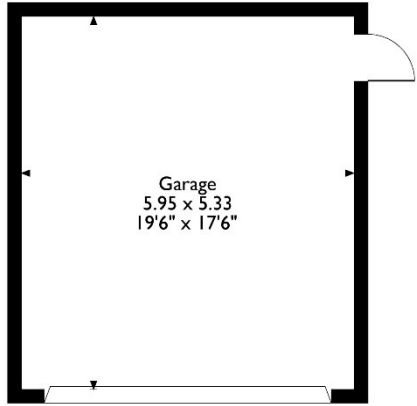
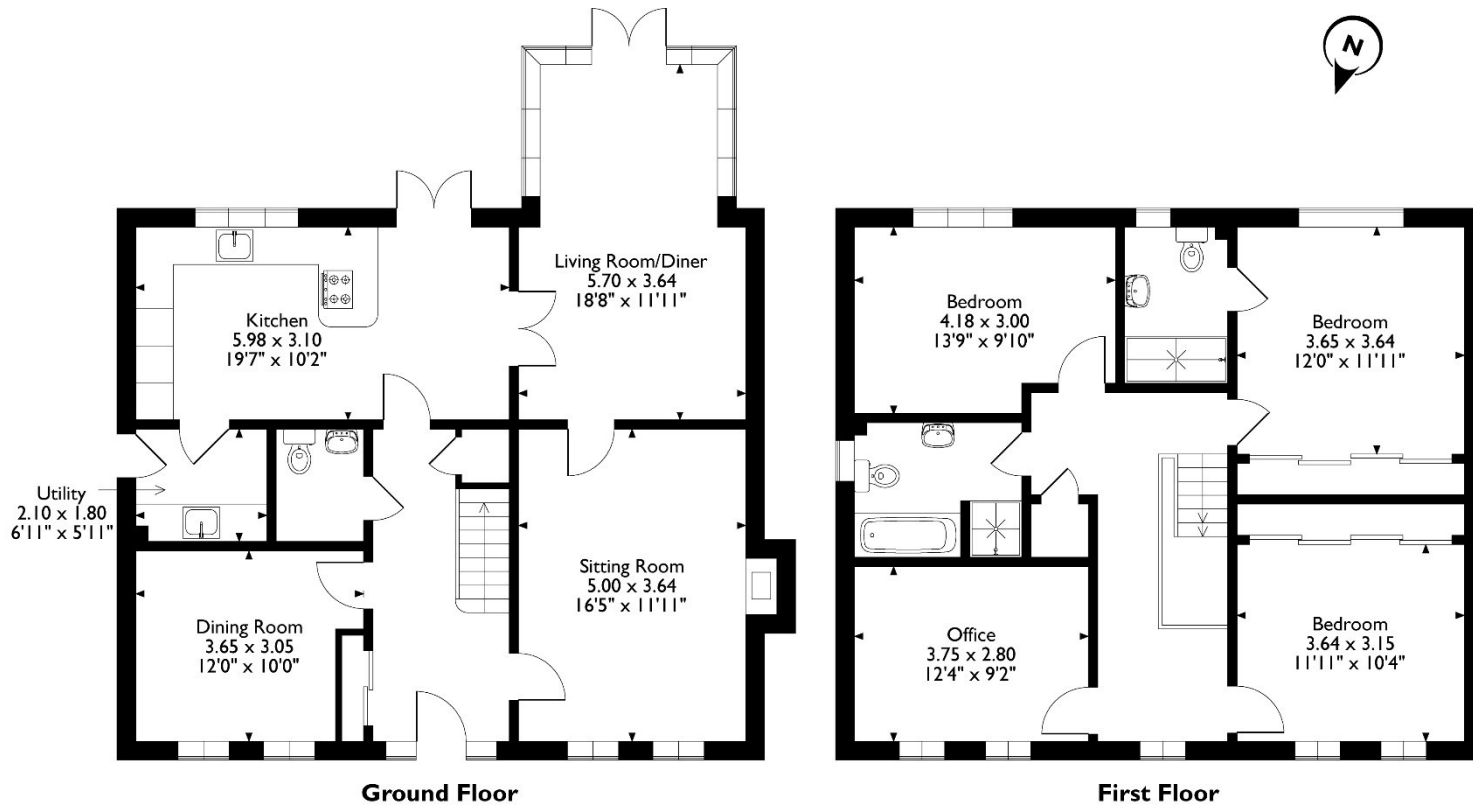




53 Spinney Hill, Oakham, Rutland LE15 6JL

House Total Approx. Gross Internal Floor Area incl. Garage = 2163 ft² / 201 m²

Measurements are approximate, not to scale, illustrative purposes only.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.jamesselicks.com

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.