



32 Spinney Hill, Oakham, LE15 6JL

 **NEWTON FALLOWELL**

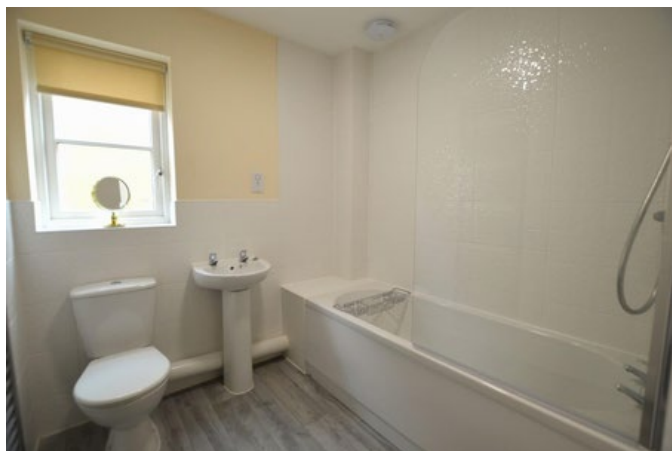


## Key Features

- Available June 2024!
- Two Bedroom Semi Detached Property
- Large Open Plan Living/Dining/Kitchen
- South Facing Rear Garden
- Two Off-Road Parking Spaces
- Desirable Development
- Air-Source Heating System
- EPC Rating C

£990 PCM





**\*\*AVAILABLE JUNE 2024\*\*** Situated on the extremely popular Spinney Hill development only a short walk from the centre of the historic market town of Oakham is this extremely well-presented, two bedroom semi-detached property. This fantastic home offers a light and spacious open plan living room, modern fitted kitchen diner, utility room, WC, two well proportioned bedrooms and a modern fitted family bathroom. The property also benefits Air Source heating throughout. Externally, well maintained front & rear gardens, as well as allocated off road parking and new garden shed complete the property.

Access is made via a block paved pathway directly into the fantastic open plan living/dining room, which is flooded with light from the dual aspect windows. Stairs provide access to the first floor landing, whilst to the rear of the room the well proportioned kitchen, which has been fitted with a range of floor and wall units, provides plenty of entertaining space. A rear door leads to the garden, whilst the utility room & downstairs WC, also accessed from the kitchen area complete the downstairs accommodation. From the first floor landing you will find the two generous bedrooms and the modern family bathroom.

Externally, a pleasant and low maintenance front garden is laid to gravel. Two private parking spaces lie to the rear of the property, where a gate leads into the south facing rear garden, which is partly block paved and partly lawned.

Contact Newton Fallowell, Oakham to arrange your viewing!

Living/Dining Room 4.14m (max) x 4.90m

Kitchen 3.18m x 3.10m

W/C 2.44m x 0.94m

Utility/Storage 3.86m x 0.94m

Stairway/Landing 2.06m x 1.96m

Bedroom One 4.14m x 3.10m (max)

Bedroom Two 4.14m x 2.74m (max)

Bathroom 2.06m x 2.01m

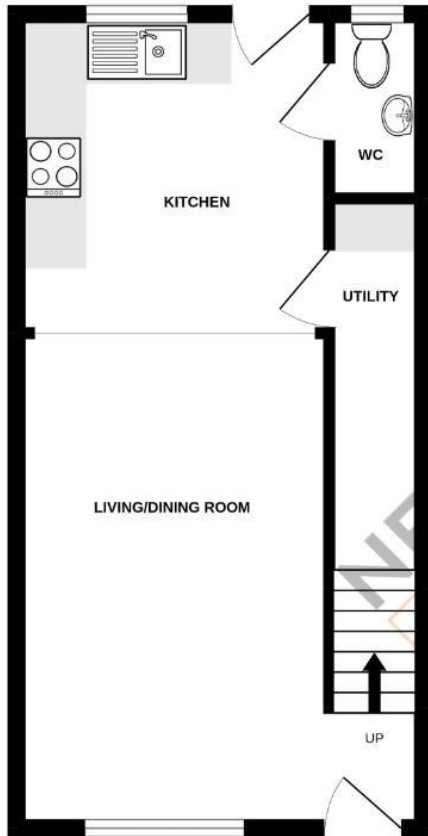
Council Tax 0.00m x 0.00m (0'0" x 0'0")

The Property is a Council Tax Band B, payable to Rutland County Council

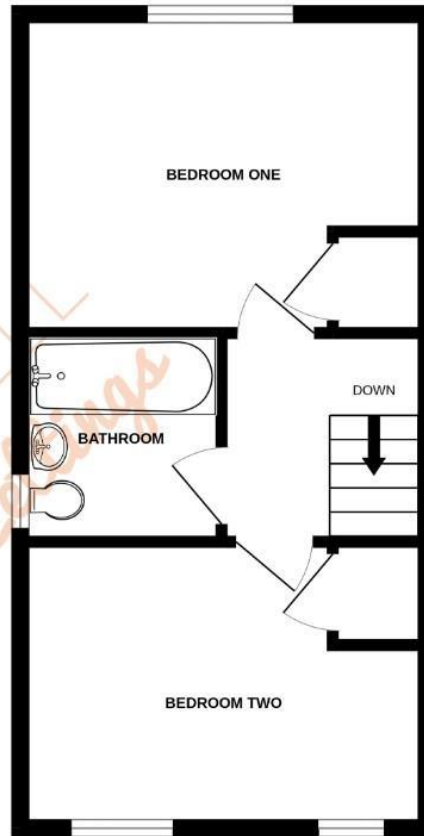
**AGENT NOTE:**

New photography is being produced, this advertisement will be updated accordingly.

GROUND FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority:  
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.