



1 Spinney Hill, Oakham, LE15 6JL

 **NEWTON FALLOWELL**

4 3 2

Key Features

- Immaculately Presented Detached Family Home
- Four Double Bedrooms
- Open Plan Kitchen Breakfast Room
- Two Reception Rooms
- Double Garage & Off-Road Parking
- Under Floor Heating Throughout the Ground Floor
- Stylish Wood Burning Stove
- Air Source Heating

£675,000





Positioned on the sought after 'Spinney Hill' development, is this immaculately presented detached home. Built to an exceptionally high standard, including air-source heating, high performance glazing, with time and temperature zone controls throughout the home. Offering convenient proximity to the charming town centre, this impressive family home won't stay around for long!

Upon entry, you're greeted by a bright and airy hallway. The living room spans front to back, with French doors opening to the rear garden and a chic wood-burning stove with Ancaster limestone surround and Welsh slate hearth.

The dining room, positioned at the front, enjoys a bay window, while the contemporary kitchen/breakfast area at the rear boasts painted oak units under a tasteful Silestone worktop, complemented by Siemens built-in appliances. Completing the ground floor are a utility room and WC. Upstairs, the four double bedrooms are accessible from the landing, with the master bedroom offering garden views and an en-suite shower room. Bedrooms two and three share a Jack & Jill en-suite bathroom, with a three-piece family bathroom completing the first floor.

Externally, the property is impeccably maintained, featuring a driveway for a couple of vehicles leading to a double garage with an electric up-and-over door. The rear garden boasts a spacious patio, lawned area with shrub borders, all enclosed by a timber fence. Viewing is essential to appreciate this property's full potential!



Residents Management Company

The property is liable to pay a half-yearly charge to First Port Property Services for the maintenance and upkeep of the common areas within the Spinney Hill development. We are advised that the charge for the current 6 month service charge period was £155.26 (for the period 1 Oct 23 to 31 Mar 2024). This is reviewable on an annual basis. Contact Newton Fallowell for further information.



Room Measurement

Entrance Hall 3.23m x 1.66m (10'7" x 5'5")

Living Room 6.39m x 4.21m (21'0" x 13'10")

Dining Room 3.94m x 3.40m (12'11" x 11'2")

Kitchen/Breakfast Room 5.38m x 4.11m (17'8" x 13'6")

Utility Room 2.13m x 1.84m (7'0" x 6'0")

WC 2.13m x 1.54m (7'0" x 5'1")

Bedroom One 4.19m x 3.42m (13'8" x 11'2")

Ensuite 2.16m x 1.42m (7'1" x 4'8")

Bedroom Two 3.31m x 3.07m (10'11" x 10'1")

Bedroom Three 4.24m x 3.02m (13'11" x 9'11")

Jack and Jill Ensuite 2.98m x 1.67m (9'10" x 5'6")

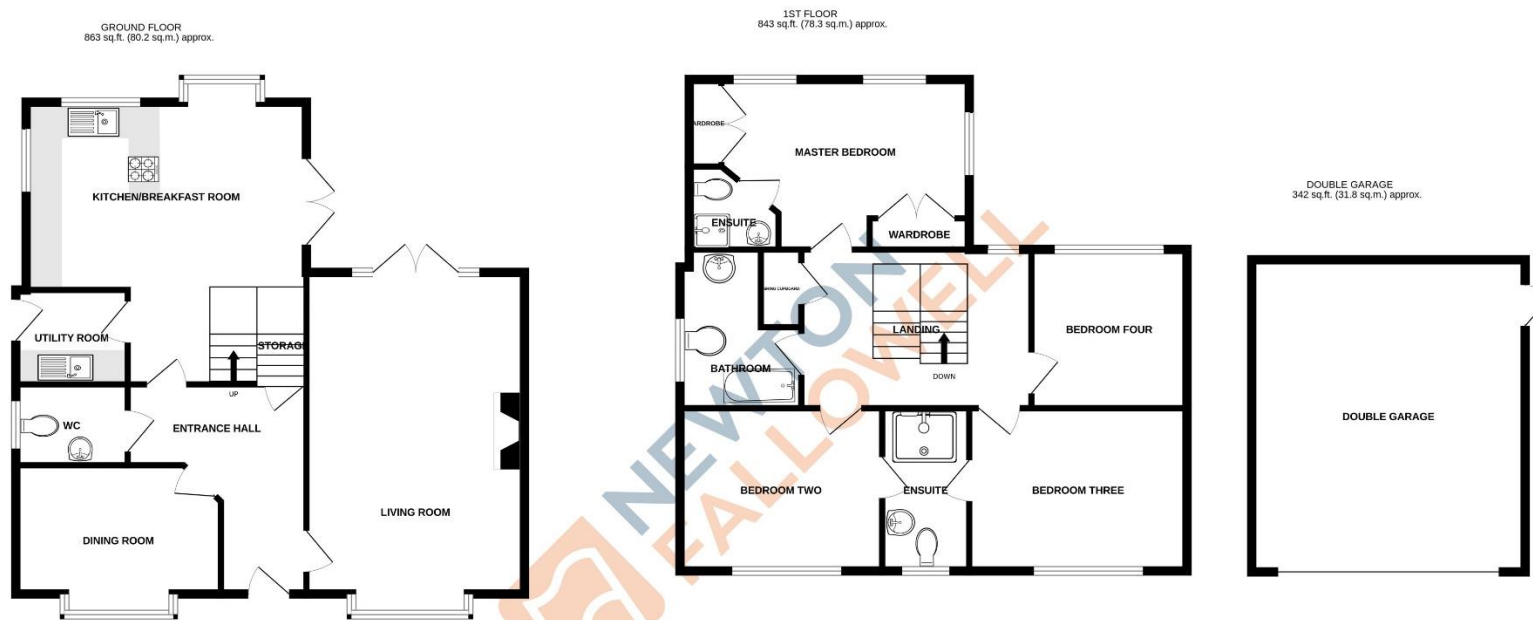
Bedroom Four 3.17m x 3.03m (10'5" x 9'11")

Bathroom 3.05m x 1.31m (10'0" x 4'4")

Double Garage 5.93m x 5.23m (19'6" x 17'2")







SPINNEY HILL, OAKHAM, LE15 6JL

TOTAL FLOOR AREA : 2048 sq.ft. (190.3 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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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		

COUNCIL TAX INFORMATION:
Local Authority: Rutland County Council
Council Tax Band: F

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.