



3 Spinney Lane, Stretton, Oakham, LE15 7RB

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Stone Built Character Property
- Three Bedrooms
- Seperate Detached One Bedroom Annex
- Open Field Views To The Rear
- Presented To A High Standard
- Driveway Providing Ample Off-Road Parking With Gated Entrance
- Popular Village Location
- Easy Access To The A1
- EPC Rating D

£320,000





This captivating stone-built property, situated on the edge of the desirable village of Stretton, showcases a perfect combination of charm and contemporary style. Recently renovated to a high standard, it offers a detached one-bedroom annex and picturesque views over the adjacent paddock. We recommend a viewing at your earliest opportunity!

Inside the main residence, you'll find a flexible layout including a welcoming farmhouse style kitchen/diner, a cozy sitting room adorned with period features like exposed brickwork and vaulted ceilings, and a charming garden room. Additionally, three bedrooms and a family bathroom provide comfortable accommodation.

Adjacent to the main house, the detached annex features an inviting open-plan lounge/kitchen/bedroom area, complemented by a modern separate shower room.

Outside, the rear garden, with its lush lawn and flourishing borders, provides panoramic field views. Accessible through a five-bar gate, the gravel driveway offers ample parking for multiple vehicles, completing the appeal of this picturesque property.





Room Measurements

Entrance Hall 4.34m x 1.14m (14'2" x 3'8")

Living Room 4.78m x 4.39m (15'8" x 14'5")

Kitchen 3.96m x 3.32m (13'0" x 10'11")

Garden Room 4.08m x 2.33m (13'5" x 7'7")



Bathroom 1.93m x 1.63m (6'4" x 5'4")

Bedroom One 4.69m x 2.36m (15'5" x 7'8")

Bedroom Two 3.76m x 2.36m (12'4" x 7'8")

Bedroom Three 2.39m x 2.11m (7'10" x 6'11")

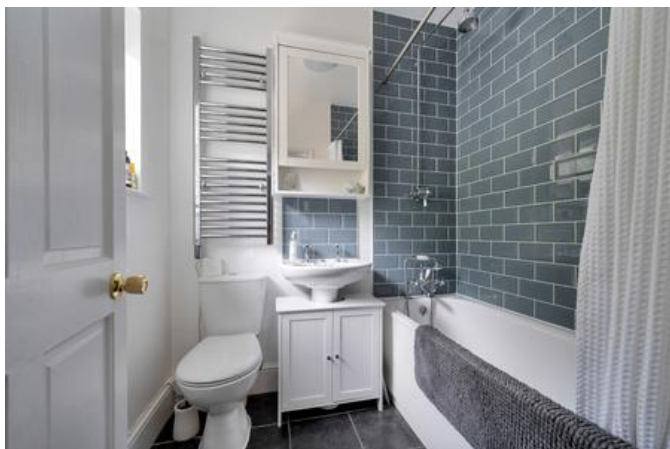


Detached Annex- Kitchen/Living Room/Bedroom 6.86m x 4.75m (22'6" x 15'7")

Detached Annex- Shower Room 2.12m x 1.98m (7'0" x 6'6")

Agents Notes

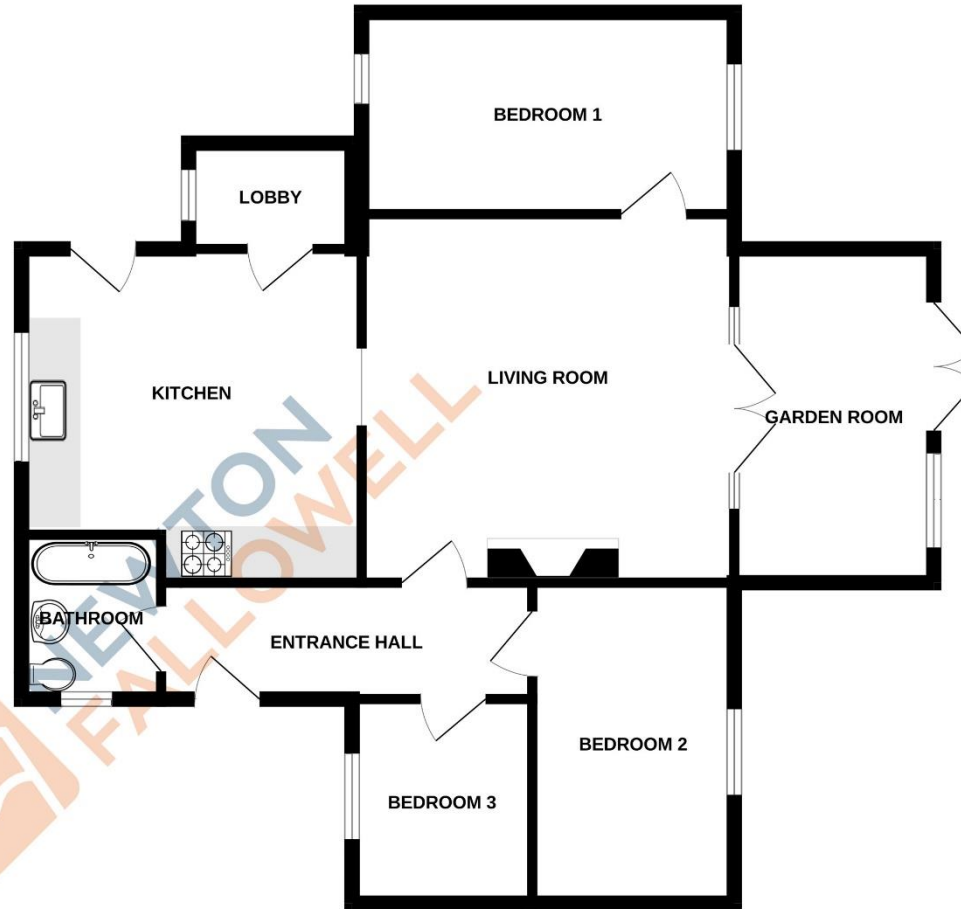
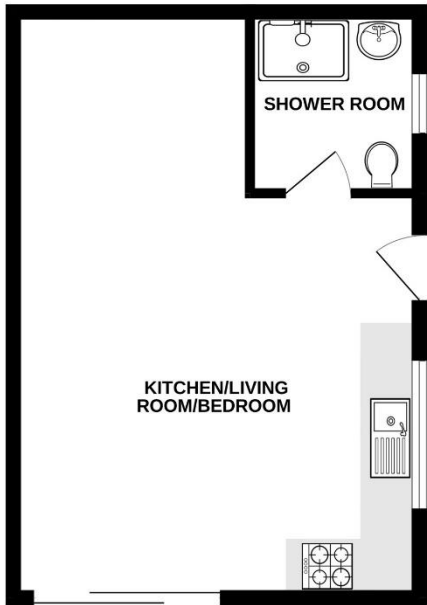
The property is heated from electric heaters and an electric immersion heater.





GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

DETACHED ANNEX
351 sq.ft. (32.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.

SPINNEY LANE, STRETTON LE157RB

TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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