



12 Spinney Hill, Oakham, LE15 6JL



4 2 1

## Key Features

- Popular Location
- Walking Distance To Town Centre
- High Standard Throughout
- Four Bedrooms
- Downstairs W/C
- South-Facing Garden
- En-Suite to Master
- Single Garage & Driveway
- No Onward Chain
- EPC Rating B
- Freehold

£525,000





Positioned on the popular 'Spinney Hill' development is this deceptively spacious detached home. Exceeding expectations, it adheres to 'lifetime home' standards and boasts a Level 4 Sustainable Homes code certification, ensuring a blend of comfort and eco-consciousness. From its high-performance glazing to its low-energy spotlights and eco-friendly air-source heating. Inside, an open-plan kitchen/diner, utility room, and spacious living room offer functionality, while four double bedrooms, including an en-suite master, and a family bathroom provide ample space for the whole family. Complete with a single garage, driveway for 2-3 cars, and a south-facing garden, inviting outdoor relaxation and entertainment. This home epitomizes modern living at its finest and being offered with NO ONWARD CHAIN.



Upon entry, the spacious hallway provides access to the downstairs accommodation, storage cupboard and downstairs W.C. To the left of hallway is the modern kitchen/diner, the central hub of the home, perfect for large families and social gatherings. Providing ample storage cupboards, a breakfast bar, water softener, integral appliances with an eye-level double oven, induction hob, stainless steel oven, and dishwasher. The utility room is positioned off the kitchen providing further storage and space for white goods. Positioned to the right of the hallway is the living room, featuring a bay window to the front aspect and French doors leading out to the south-facing rear garden.

To the first-floor landing are four double bedrooms, with the master featuring a bespoke fitted wardrobe and an en-suite modern shower room. Both the en-suite and family bathroom feature high quality fixtures with floor to ceiling tiles and heated towel rails.



Externally the property has a block-paved driveway, offering off road parking for two-three cars, leading to a single garage with electric up and over door. A gate to the side of the home leads to the south-facing rear garden, with a private patio area and the rest laid to lawn, with mature trees and wildlife corridor to the bottom of the garden, offering seclusion and interest to a modern home. Timber fencing on both sides encloses the garden with mature flower borders.

We would recommend a viewing at your earliest convenience!

## Room Measurements

Living Room 6.43m x 3.68m (21'1" x 12'1")

Kitchen/Dining Room 6.58m x 3.51m (21'7" x 11'6")

Utility Room 1.98m x 1.98m (6'6" x 6'6")

Downstairs WC 2.01m x 1.45m (6'7" x 4'10")

Bedroom One 4.80m x 4.11m (15'8" x 13'6")

Ensuite Shower Room 2.18m x 1.96m (7'2" x 6'5")

Bedroom Two 3.73m x 3.66m (12'2" x 12'0")

Bedroom Three 4.34m x 3.66m (14'2" x 12'0")

Bedroom Four 2.82m x 2.59m (9'4" x 8'6")

Family Bathroom 2.59m x 1.96m (8'6" x 6'5")

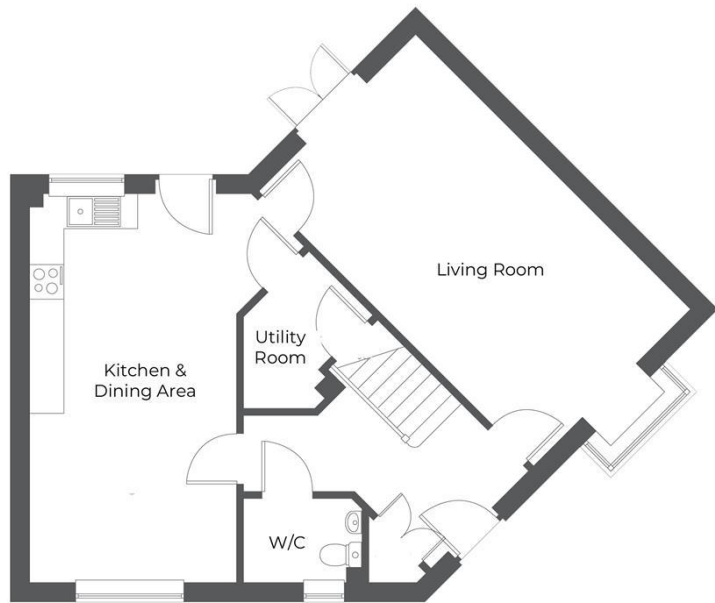
Single Garage 183 sqft | 16.97 m<sup>2</sup>

## Residents Management Company

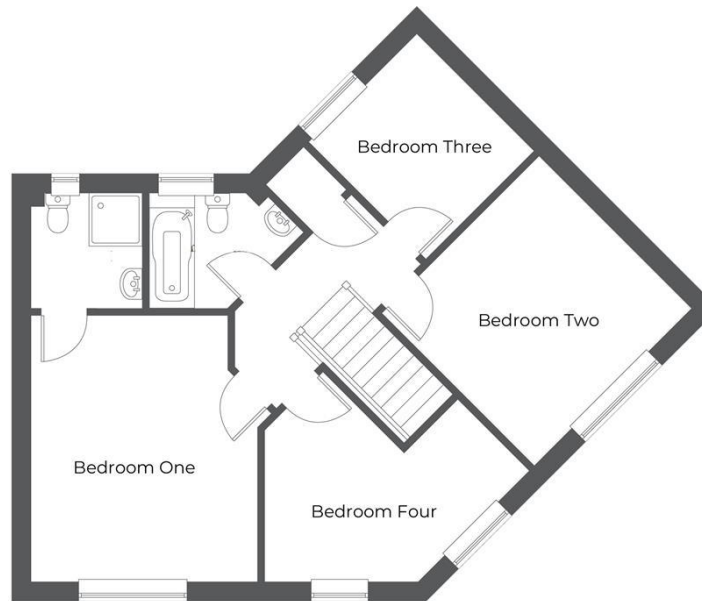
The property is liable to pay a half-yearly charge to First Port Property Services for the maintenance and upkeep of the common areas within the Spinney Hill development. The Spinney Hill management committee are currently under negotiations with other management companies, so this is subject to change. 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.

Floorplan | Total 1,644 sq ft | 152.77m<sup>2</sup>

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 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: E

**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.