



**FOR SALE**

**NEWTON FALLOWELL**  
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newtonfallowell.co.uk

24 Spinney Hill, Oakham, LE15 6JL

 **NEWTON FALLOWELL**



## Key Features

- Semi Detached Property
- 40% Shared Ownership
- Open Plan Lounge / Kitchen
- Two Double Bedrooms
- Enclosed Rear Garden
- Allocated Off Road Parking
- Presented To A High Standard
- Easy Access To The Town Centre
- EPC Rating C
- Leasehold

**40% Shared ownership £90,000**





Set on the popular "Spinney Hill" development to the South of Oakham is this modern and extremely well presented semi-detached home, offering deceptively spacious accommodation arranged over two floors including an open plan kitchen and living area, two double bedrooms with fitted storage cupboards and a modern bathroom.

This delightful home would make an excellent first time purchase with future opportunities to staircase to 100% freehold ownership if required.

As you approach the property from the front, a paved walkway leads to the front door and into the property. The light and airy accommodation on the ground floor is open plan with front and rear windows and a door out to the rear garden. The kitchen area has been fitted with a range of wall and base units and boasts an integrated hob & oven. The ground floor also has a useful downstairs WC and utility-style storage cupboard. From the first floor landing, you have two very well proportioned double bedrooms, both boasting fitted storage cupboards and utilize the main bathroom which is extremely modern and fitted with a three-piece suite.

Externally the front features a paved pathway to the front door and a small section of lawn. The rear is fully enclosed and offers a patio seating area, a wooden storage shed, and a gate out to the allocated off-road parking.



Open Plan Lounge/Kitchen 8.21m x 4.18m (26'11" x 13'8")

WC 2.38m x 0.96m (7'10" x 3'1")

Bedroom One 4.17m x 3.10m (13'8" x 10'2")

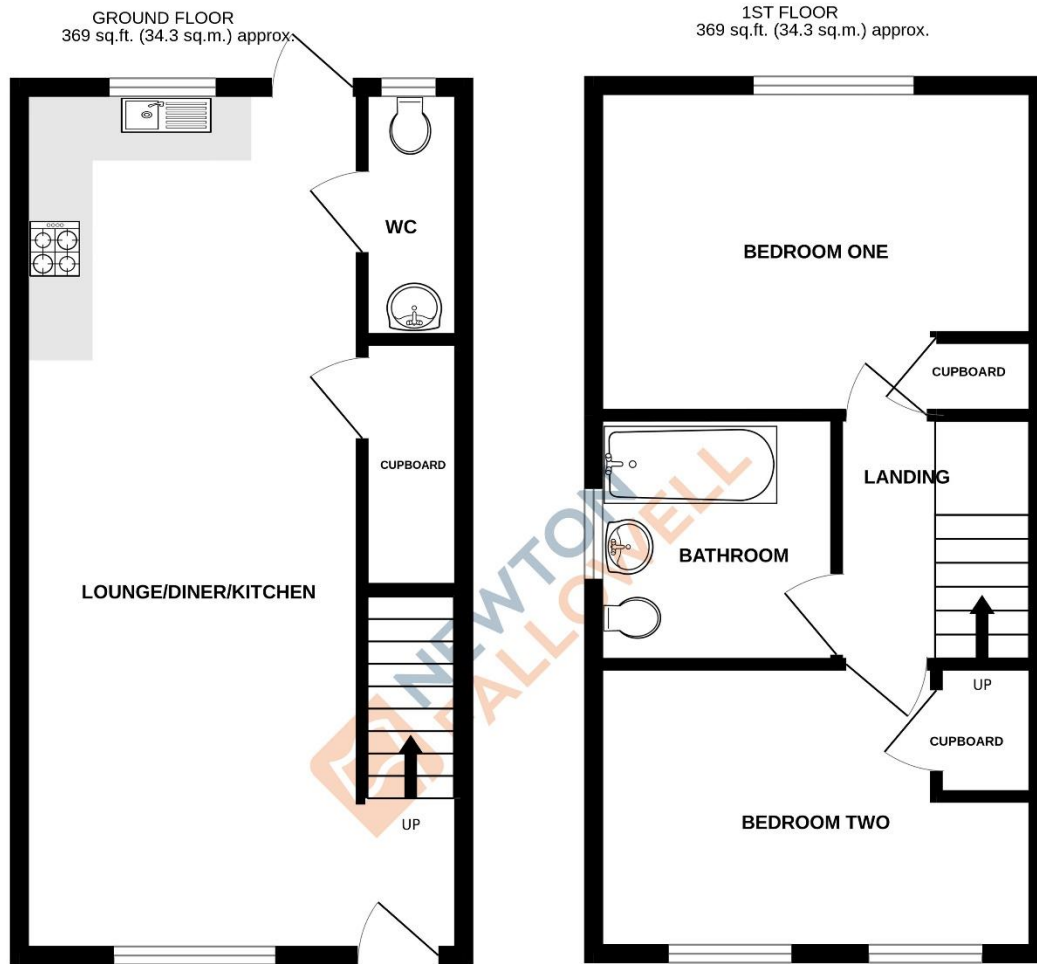
Bedroom Two 4.18m x 1.47m (13'8" x 4'10")

Bathroom 2.69m x 2.09m (8'10" x 6'11")

#### Shared Ownership Information

##### Agents Notes: Draft Details

The property benefits from a 99 year lease granted on the 21st September 2018. The seller currently owns a 40% share of the property and pays rent of £320.48 monthly on the remaining 60% share to the Longhurst Group. The property is also liable to pay a service charge of £19.09 per month, a management fee of £25.15 per month and a building insurance fee of £4.18 per month. The Shared Ownership scheme does allow purchasers to buy an increased share in the property subject to application approval. Contact Newton Fallowell for further information.



SPINNEY HILL, OAKHAM LE156JL

TOTAL FLOOR AREA : 738 sq.ft. (68.6 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		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
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.