



16 Spinney Hill, Oakham, LE15 6JL

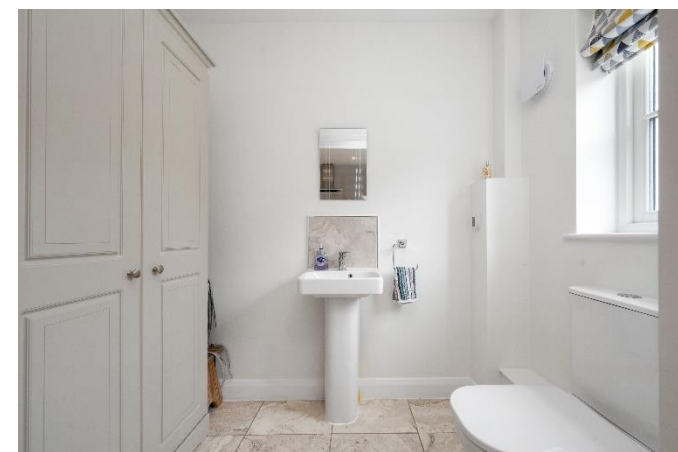
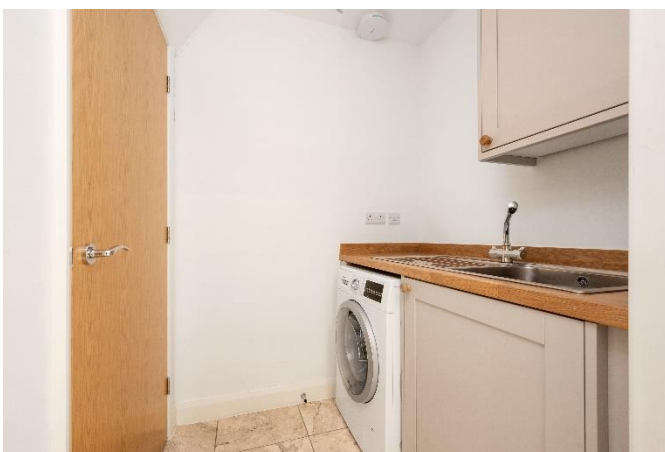
 **NEWTON FALLOWELL**



Key Features

- Modern Three Bedroom Terraced House
- Immaculate Condition
- Downstairs W/C & Separate Utility Room
- En-Suite To Master Bedroom
- Well-Fitted Family Bathroom
- Off-Road Parking For Two Vehicles
- Highly Sought-After Location
- Enclosed Well-Maintained Garden To Rear
- EPC Rating B
- Freehold

£285,000





Set within the peaceful and sought-after Spinney Hill location, this beautifully maintained three-bedroom home enjoys one of the best plots in the area. Located in a quiet cul-de-sac position, the property offers a rare combination of immaculate internal presentation, a well-kept garden, and excellent access to the amenities of Oakham.

The home opens into a welcoming entrance hall leading through to a spacious living room, offering a warm and versatile space to relax or entertain. To the rear, the stylish kitchen/breakfast room is thoughtfully laid out and filled with natural light, offering ample space for dining and direct access to the rear garden. A separate utility room and convenient downstairs WC add to the practicality of the ground floor.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the second and third bedrooms share a modern family bathroom. Each room is finished to a high standard, with neutral decor ready for immediate occupation.

Externally, the garden has been maintained to an excellent standard and is primarily laid to lawn; perfect for outdoor entertaining or quiet enjoyment. The position of the property within the development is especially desirable, offering both privacy and a sense of openness that sets it apart from neighbouring homes.

With off-road parking, a peaceful yet convenient setting, and immaculate presentation throughout, this exceptional home presents a superb opportunity for buyers seeking turnkey condition in one of Oakham's most desirable residential locations. Early viewing is highly recommended.





Room Measurements

Entrance Hall 1.75m x 1.67m (5'8" x 5'6")

Living Room 4.89m x 2.99m (16'0" x 9'10")

Kitchen/Breakfast Room 4.09m x 3.65m (13'5" x 12'0")

Utility Room 1.59m x 1.53m (5'2" x 5'0")

WC 2.34m x 1.53m (7'8" x 5'0")

Bedroom One 3.65m x 3.06m (12'0" x 10'0")

Ensuite 2.69m x 1.19m (8'10" x 3'11")

Bedroom Two 3.78m x 2.38m (12'5" x 7'10")

Bedroom Three 2.93m x 2.37m (9'7" x 7'10")

Bathroom 2.72m x 1.97m (8'11" x 6'6")

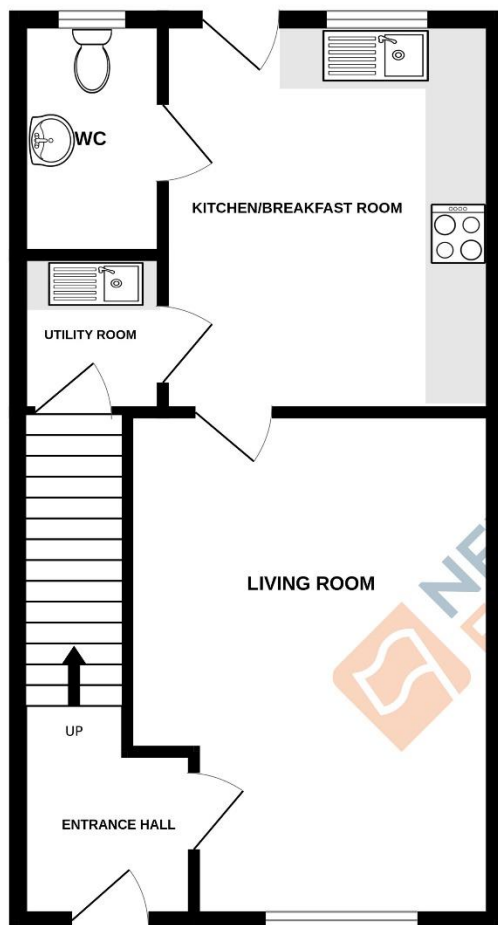
Residents Management Company

The property is liable to pay an annual charge to Hegarty Property Management Company for the maintenance and upkeep of the common areas within the Spinney Hill development. We are advised that the current charge is £364.90 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

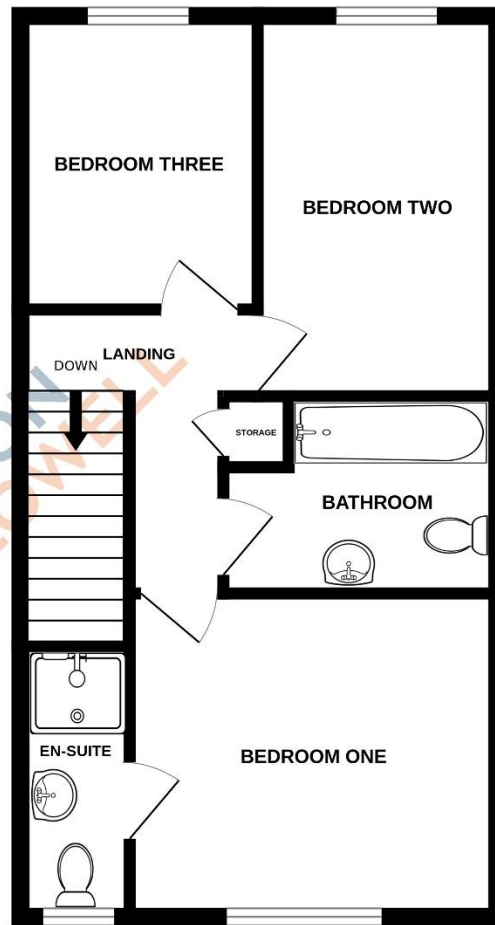




GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



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TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	86 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: 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 £62 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.