



33 Spinney Hill, Oakham, LE15 6JL

 **NEWTON FALLOWELL**

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## Key Features

- Semi Detached Family Home
- Three Bedrooms
- Downstairs W.C
- Presented To A High Standard
- Driveway Providing Off Road Parking
- Enclosed Rear Garden
- Desirable Location
- EPC Rating B
- Freehold

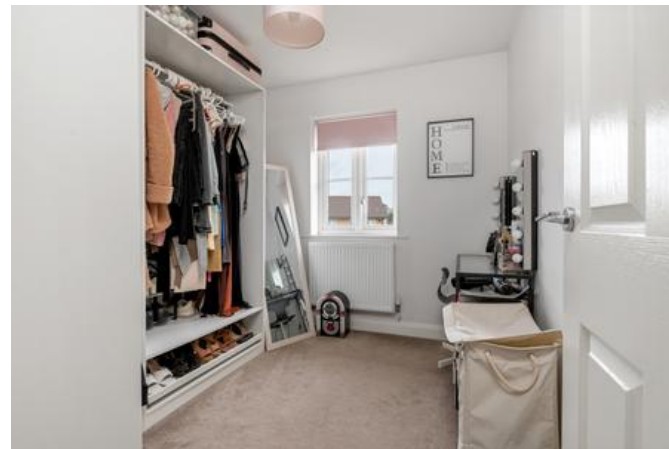
Offers in Excess of £290,000





Positioned within a desirable and enviable plot within the heart of the modern "Spinney Hill" development is this extremely well-presented semi-detached home boasting an open plan living and kitchen area, downstairs W.C., utility area, three bedrooms, and a modern family bathroom. Offered for sale with a 70% share this stunning home would make an ideal first-time purchase. The property boasts a driveway providing off-road parking and an enclosed rear garden suitable for entertaining. CALL TO VIEW!

Approaching the property from the front the paved walkway leads to the entrance door and grants access to the entrance hall that boasts LVT flooring, a staircase to the first floor, and a door to the living room. The light and airy living room is positioned to the front of the property and offers dual-aspect windows to the front and side aspects, LVT flooring, and a door to the kitchen/diner. Located to the rear of the property the kitchen/diner features fitted units from floor to ceiling, integrated appliances including an inset electric hob, integrated electric oven with a brushed steel finish, splash back and matching extractor hood, inset stainless steel sink and drainer + mixer tap, space for a fridge/freezer, LVT flooring and doors to the useful utility room and downstairs W.C. The utility room offers space and plumbing for a washing machine, inset stainless steel sink and drainer & LVT flooring. From the first-floor landing, you have three bedrooms describes as two doubles and a single and a family bathroom. Bedroom one sits to the front of the property and offers views to the front aspect. Bedrooms two and three are both located to the rear of the property and offer views to the rear garden, Completing the upstairs accommodation is the stunning family bathroom that is majority tiled and boasts a panel bath with shower & screen, pedestal wash hand basin, close coupled W.C with half and full flush, heated towel rail, double glazed window to the front aspect and LVT flooring.



Externally the property sits on a generous plot and has driveway parking next to the property. Gated access leads to the enclosed rear garden that is majority laid to lawn with a patio seating area suitable for entertaining. Built by a local developer in 2020, the property has been built to an impeccable standard and incorporates air-source heating throughout the property. Further information on the shared ownership scheme can be found by contacting Newton Fallowell.

Entrance Hall 2.33m x 1.77m (7'7" x 5'10")



Lounge 4.91m x 3.67m (16'1" x 12'0")

Kitchen 4.06m x 3.29m (13'4" x 10'10")

Utility Room 1.64m x 1.44m (5'5" x 4'8")

WC 2.33m x 1.44m (7'7" x 4'8")

Bedroom One 4.84m x 2.83m (15'11" x 9'4")

Bedroom Two 3.8m x 2.34m (12'6" x 7'8")

Bedroom Three 2.73m x 2.38m (9'0" x 7'10")

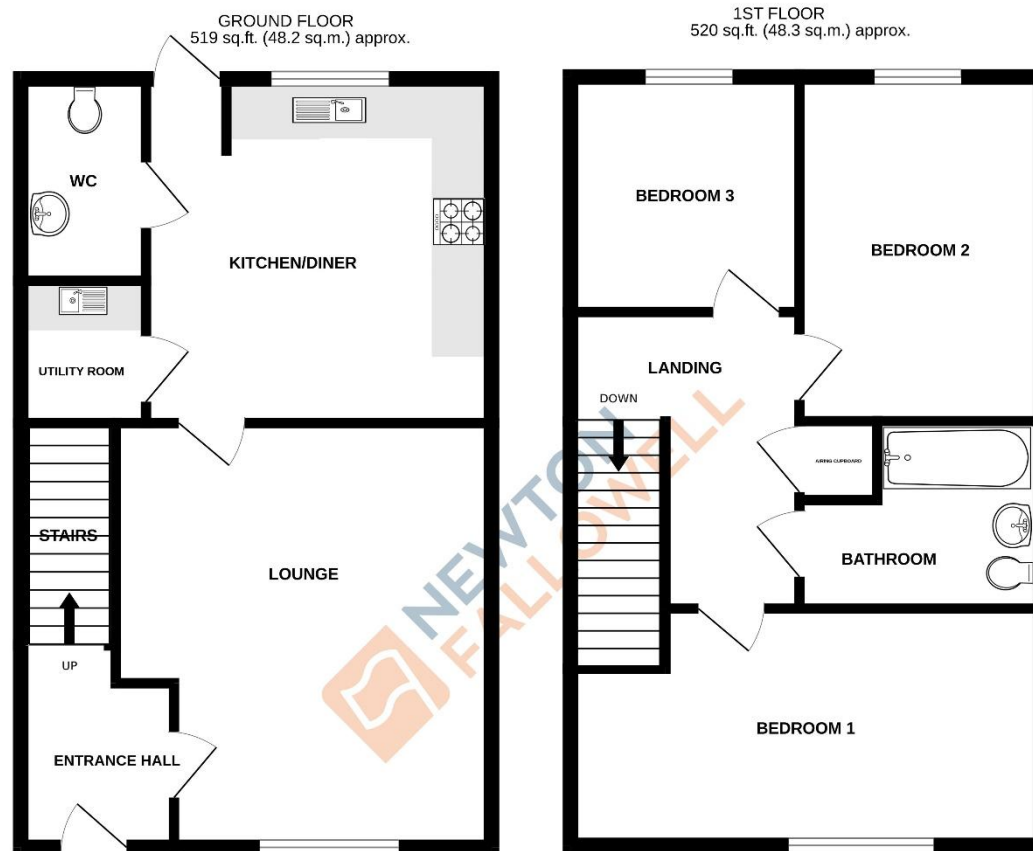
Bathroom 2.57m x 2.09m (8'5" x 6'11")

#### Leasehold Information

A 99 year lease was granted in 2020. The seller currently owns a 70% share of the property and pays rent of £183.36 monthly on the remaining 30% share to Amplius. The Shared Ownership scheme does allow purchasers to buy an increased share in the property, subject to affordability and application approval. The property is also liable to pay a monthly charge which equates to £55.20 per month to cover the service charge, buildings insurance and management fee.







SPINNEY HILL, OAKHAM LE156JL

TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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             |         | 97 A      |
| 81-91 | B             | 85 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 £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.