



Chartered Surveyors & Letting Agents



67, Spinney Hill, Oakham, LE15 6JL

£1,550 PCM

An attractive, modern detached property in good order throughout situated within walking distance of Oakham town centre and its amenities.

The property offers energy-efficient accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Living Room, open-plan Kitchen/Diner, Utility; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

OUTSIDE: Single Garage, off-road parking, private, low-maintenance rear Garden.

Council Tax Band: E (Rutland)
Deposit: £1788.46

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

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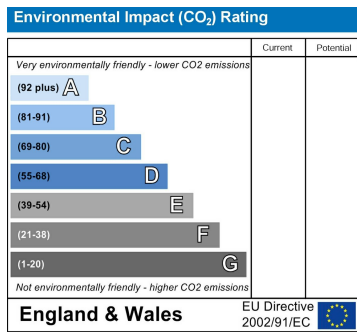
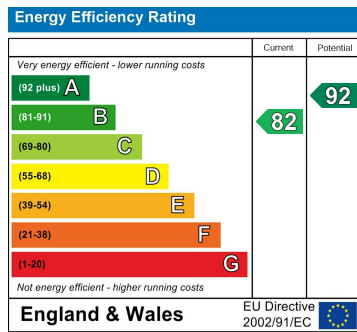


SERVICES

- Mains electricity
- Mains water supply
- Mains sewerage
- Heating - air source heat pump, underfloor, electric
- Hot water - from main system

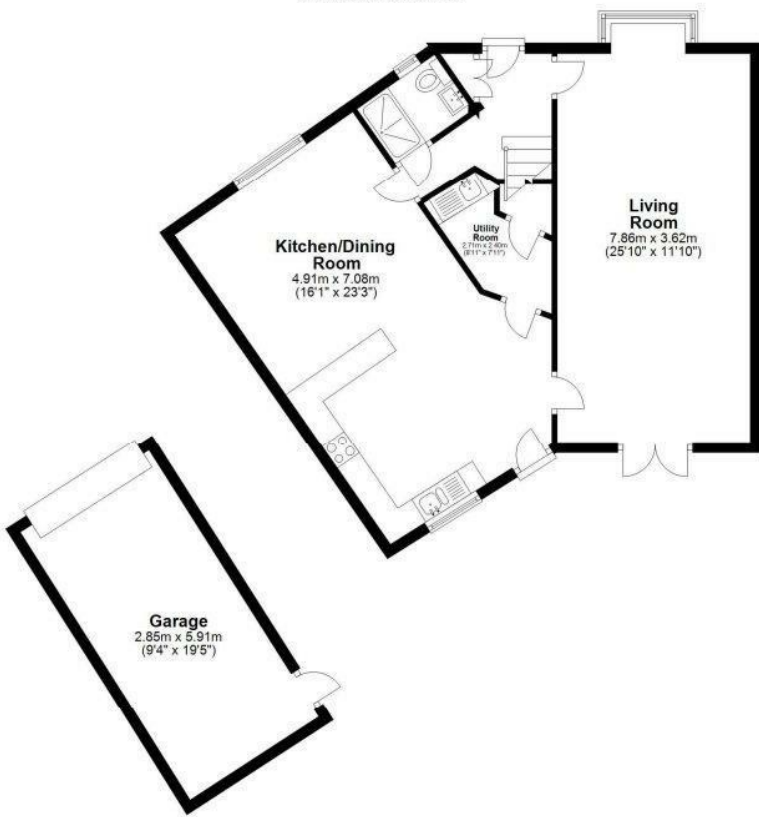
According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Superfast and Ultrafast
 Mobile signal: EE, Three, O2 and Vodafone are fully available indoors and outdoors
 Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.



Ground Floor

Main area: approx. 69.7 sq. metres (750.1 sq. feet)
*Plus garage, approx. 16.3 sq. metres (175.6 sq. feet).



First Floor

Approx. 61.0 sq. metres (658.6 sq. feet)

