



Chartered Surveyors & Letting Agents



13, Spinney Hill, Oakham, LE15 6JL

£1,275 PCM

A contemporary three-bedroom semi-detached property in good order throughout set within a desirable new development on the southern edge of Oakham, a five-minute walk from the town centre.

The property offers energy-efficient accommodation briefly comprising:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Kitchen/Diner, Utility Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms, Family Bathroom.

OUTSIDE: single Garage with driveway providing additional off-road parking to the side, fully enclosed garden with paved patio and lawn to the rear.

Council Tax Band: C (Rutland)
Deposit: £1471.15

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





SERVICES

Mains electricity

Mains water supply

Mains sewerage

Heating - air-source heat-pump, underfloor, electric

According to <https://checker.ofcom.org.uk/>

Broadband availability:

Mobile signal availability:

EE - good outdoor

O2 - good outdoor, variable in-home

Three - variable outdoor

Vodafone - good outdoor, variable in-home

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	