60 Spinney Hill, Oakham

In Excess of £700,000

NEWTON FALLOWELL

60 Spinney Hill

Oakham

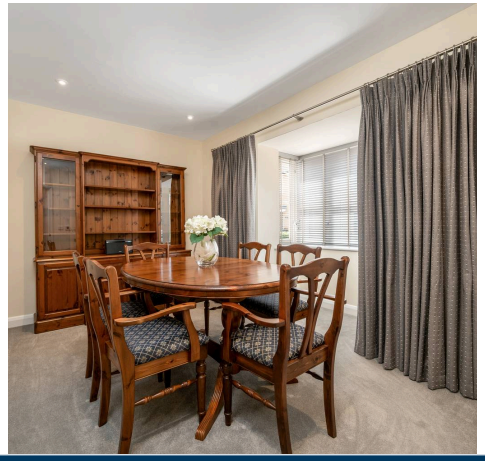
This stunning four-bedroom detached house offers an exceptional opportunity to acquire a spacious and immaculately presented family home, offered with no onward chain. The property boasts an impressive open-plan ground floor layout, seamlessly connecting the living, dining, and kitchen areas to create a wonderful sense of scale and versatility, perfect for both entertaining and every-day life.

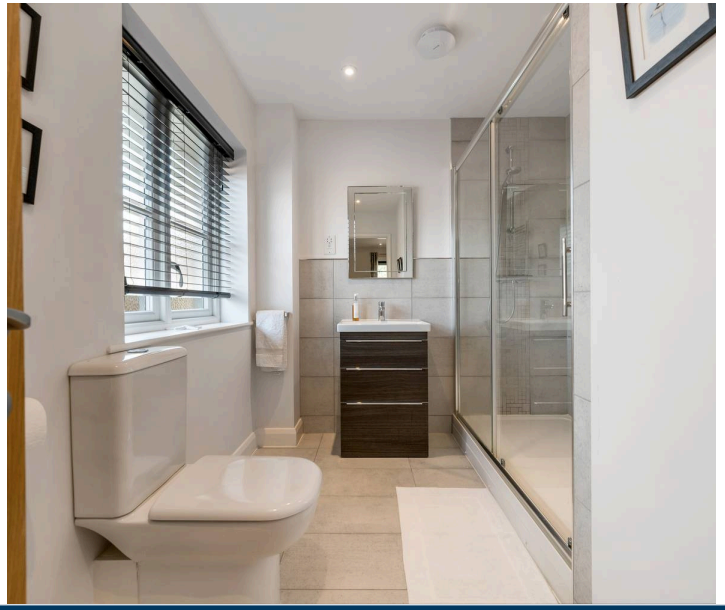
Each of the four double bedrooms is generously proportioned, providing ample space for relaxation, guest accommodation or dressing areas. Two of the bedrooms benefit from excellent Jack & Jill en-suite shower room, whilst the master bedroom boasts a stylish and spacious private en-suite of its own.

The property is presented in an enviable nearly new condition throughout, ensuring a genuine move-in ready experience for the new owners.

Externally, the house is complemented by a detached double garage and a generous front driveway, providing secure parking for two cars as well as additional storage options. The private rear garden wraps around the property, offering a peaceful and secluded outdoor retreat with plenty of space for children to play, pets to roam, or for hosting summer gatherings.

The garden's wrap-around design ensures sunlight throughout the day and creates multiple areas for relaxation or al fresco dining. The combination of the substantial driveway, double garage, and expansive garden space makes this property ideal for families seeking both comfort and practicality, all within a desirable residential setting.





Living Room
20' 3" x 13' 11" (6.17m x 4.23m)

Dining Room / Study
13' 0" x 8' 4" (3.95m x 2.54m)

Ground Floor WC
7' 0" x 5' 1" (2.14m x 1.55m)

Utility Room
7' 1" x 5' 11" (2.16m x 1.81m)

Kitchen / Breakfast Room
31' 9" x 13' 6" (9.69m x 4.11m)

Bedroom One
17' 8" x 13' 7" (5.38m x 4.13m)

En-Suite
10' 0" x 7' 7" (3.05m x 2.32m)

Bedroom Two
13' 11" x 9' 10" (4.23m x 3.00m)

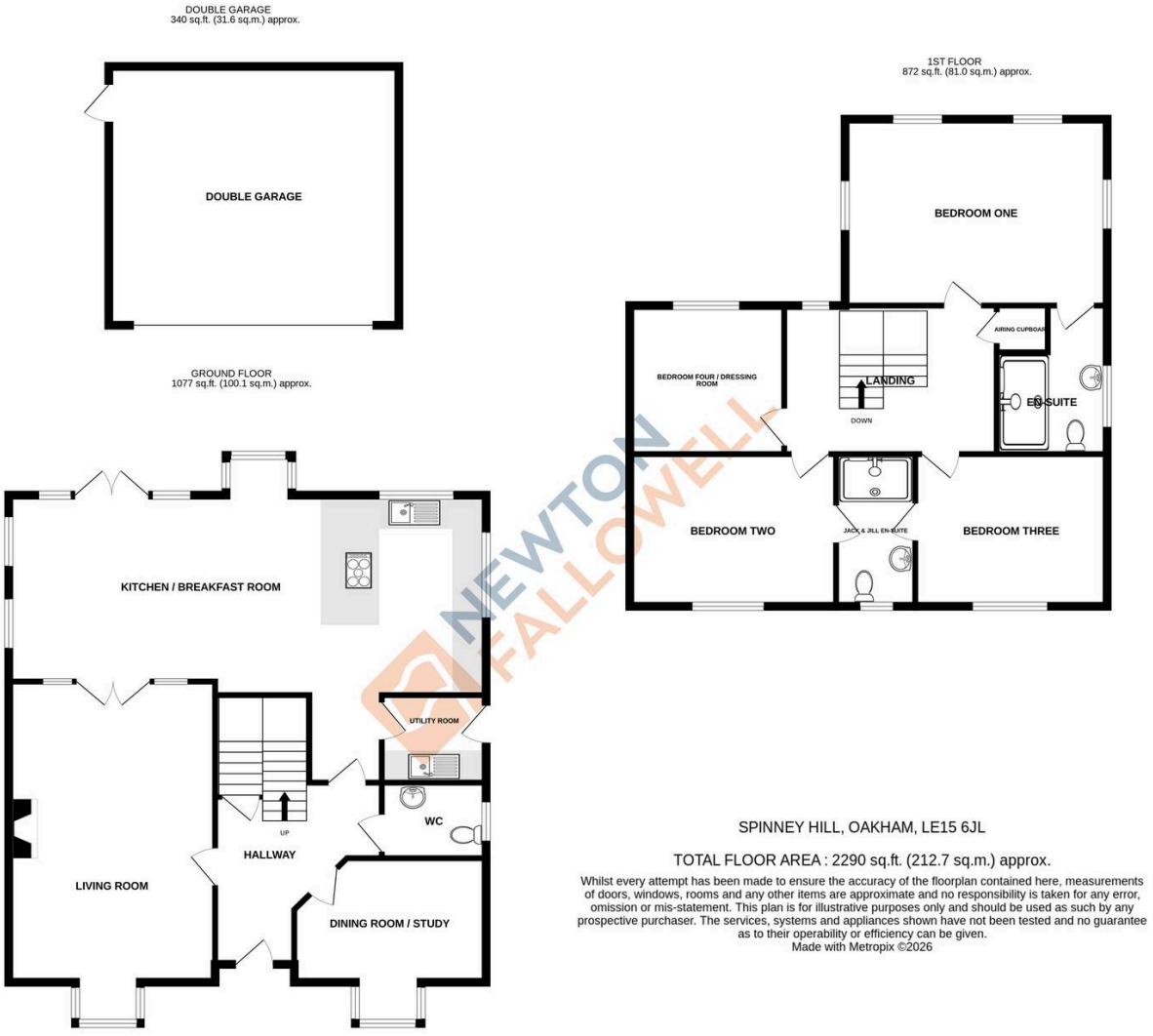
Jack & Jill En-Suite
9' 10" x 5' 6" (3.00m x 1.68m)

Bedroom Three
13' 0" x 9' 10" (3.96m x 3.00m)

Bedroom Four / Dressing Room
10' 5" x 10' 0" (3.17m x 3.05m)

Double Garage
19' 7" x 17' 5" (5.96m x 5.30m)

Council Tax band: F
Tenure: Freehold
EPC Energy Efficiency Rating: B
EPC Environmental Impact Rating: B



SPINNEY HILL, OAKHAM, LE15 6JL

TOTAL FLOOR AREA : 2290 sq.ft. (212.7 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.
Made with Metropix ©2026

Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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.