



5 Spinney Lane, Oakham, LE15 7RB

 **NEWTON FALLOWELL**

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Key Features

- Stone-Built Single-Storey Bungalow
- Two Bedrooms Within The Main Bungalow
- Self-Contained Annexe Ideal For Multi-Generational Living
- Excellent Income Generation Potential
- Large Rear Garden, Ideal For Families
- Spacious Sunroom Overlooking The Garden
- Stylish Newly Refitted Bathroom
- Off-Street Parking & Excellent Access To The A1
- EPC Rating E
- Freehold

£315,000





Set within the popular village of Stretton and constructed in attractive natural stone, this charming single-storey bungalow offers a rare combination of character, flexibility and space, further enhanced by a self-contained annexe. The property is ideally suited to professional families, those seeking multi-generational living arrangements, or buyers exploring income-generating potential, all within a highly accessible setting.

The main bungalow accommodation is thoughtfully laid out and centres around a generous living room, featuring exposed stonework and a welcoming, characterful atmosphere. This leads through to a spacious kitchen which in turn opens into a large sunroom to the rear, creating an excellent everyday living and entertaining space with a strong connection to the garden. The sun room enjoys a pleasant outlook over the rear grounds and provides an ideal setting for dining, relaxation or family gatherings.

There are two bedrooms within the main bungalow, both well proportioned and served by a stylishly refitted bathroom, finished to a contemporary standard and offering a notable upgrade to the overall accommodation.

In addition, the property benefits from a self-contained annexe, comprising its own living space, bedroom and en-suite facilities. This provides an excellent solution for extended family members, guests or independent teenagers, while also offering clear potential for holiday letting or supplementary income, subject to the necessary considerations.

Externally, the rear garden is a particularly strong feature of the property, offering a generous and established outdoor space that complements the sunroom and enhances the overall sense of privacy and lifestyle appeal. To the front, the property benefits from off-street parking, providing convenient and practical access.

Spinney Lane is well positioned within Stretton, offering excellent connectivity for commuters. The property lies within proximity to the A1, making it especially appealing to those requiring efficient access to regional and national road networks, while still enjoying a village setting.





Overall, this is a distinctive and versatile home, combining character features with modern comforts, generous outdoor space and flexible living options – a compelling opportunity for buyers seeking both lifestyle and practicality.

Room Measurements

Porch 2.29m x 2.03m (7'6" x 6'8")

Hall 1.61m x 1.14m (5'4" x 3'8")

Living Room 4.7m x 3.83m (15'5" x 12'7")

Kitchen 4.7m x 3.47m (15'5" x 11'5")

Sunroom 7.31m x 2.96m (24'0" x 9'8")

Bedroom One 3.66m x 2.97m (12'0" x 9'8")

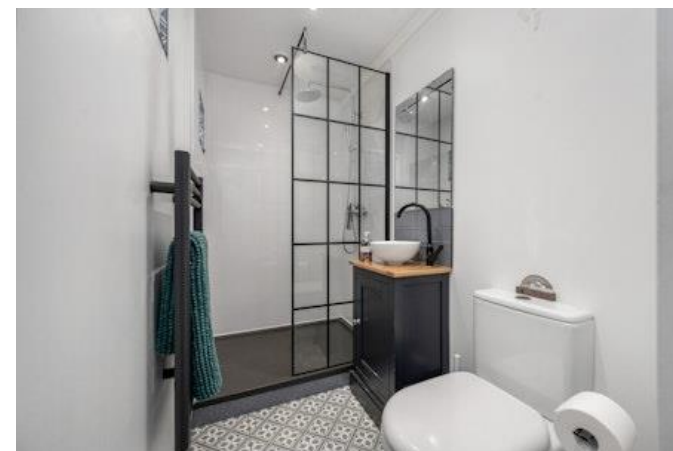
Bedroom Two 2.9m x 2.83m (9'6" x 9'4")

Bathroom 2.56m x 1.74m (8'5" x 5'8")

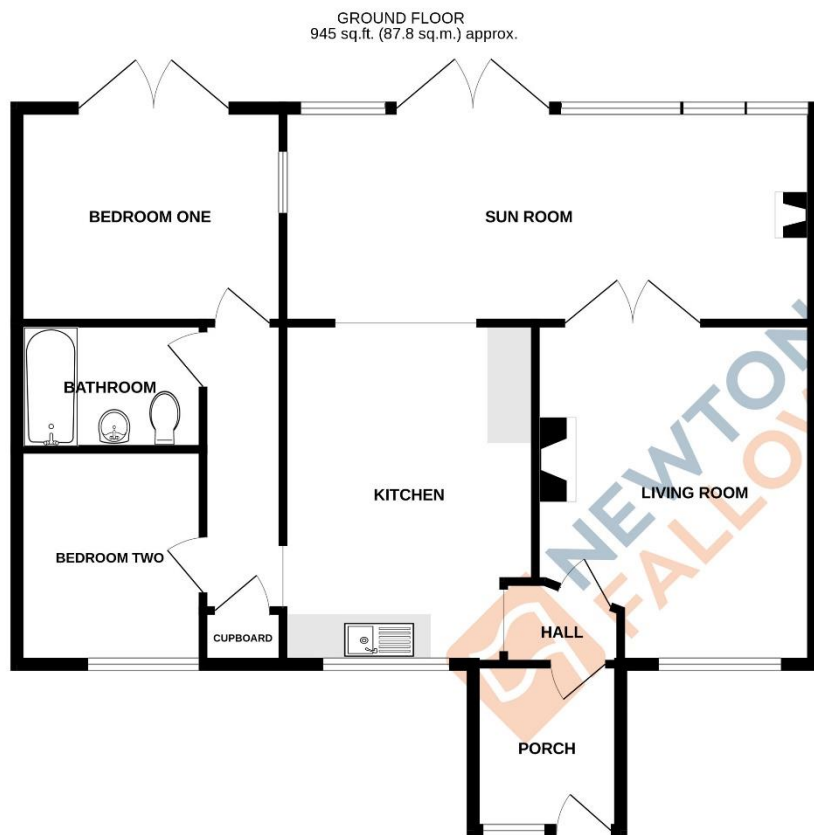
Annexe Living Room 3.64m x 2.5m (11'11" x 8'2")

Annexe Bedroom 3.78m x 2.18m (12'5" x 7'2")

Ensuite 2.85m x 1.2m (9'5" x 3'11")







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TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

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.