



SPINNEY HILL
UPPINGHAM, RUTLAND

JAMES
SELICKS

“... FOUR BEDROOM DETACHED FAMILY HOME ...”

A well-proportioned four-bedroom detached family home on Spinney Hill, with off-road parking and a well-established garden, within walking distance of Oakham town centre.

Open Plan Living Kitchen • One Reception Room, Study • Utility Room, Downstairs Shower Room • Primary Bedroom with Ensuite • Three Further Bedrooms • Family Bathroom • Off-Road Parking, Single Garage • Private Rear Garden • Walking Distance to Town Centre • EPC - C

Accommodation

The ground floor is arranged around a central hallway, with the staircase rising from the front by the main entrance. The open plan living kitchen runs across the rear of the property, with a breakfast bar dividing the kitchen and dining areas and French doors opening directly onto the patio. A separate sitting room sits to the front, with a bay window and wood burner. A study, utility room, and downstairs shower room complete the ground floor accommodation.

A central landing gives access to four bedrooms. The primary bedroom has an ensuite with shower and heated towel rail. The remaining three bedrooms are served by the family bathroom, fitted with a shower over the bath.

Outside

To the front, mature hedging runs along the boundary, framing a lawned area on either side of the path to the front door. It gives the house a settled, well-kept first impression.

At the rear, a full-width patio runs directly from the French doors. Beyond it, a lawned garden with well-established borders provides depth and privacy. A garden shed sits at the far end, and a side gate connects the rear garden to the driveway. A single garage sits at the end of the driveway,



Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

Services & Council Tax

The property is offered to the market with all mains services and an air source heat pump.

Rutland County Council – Tax Band E

Tenure

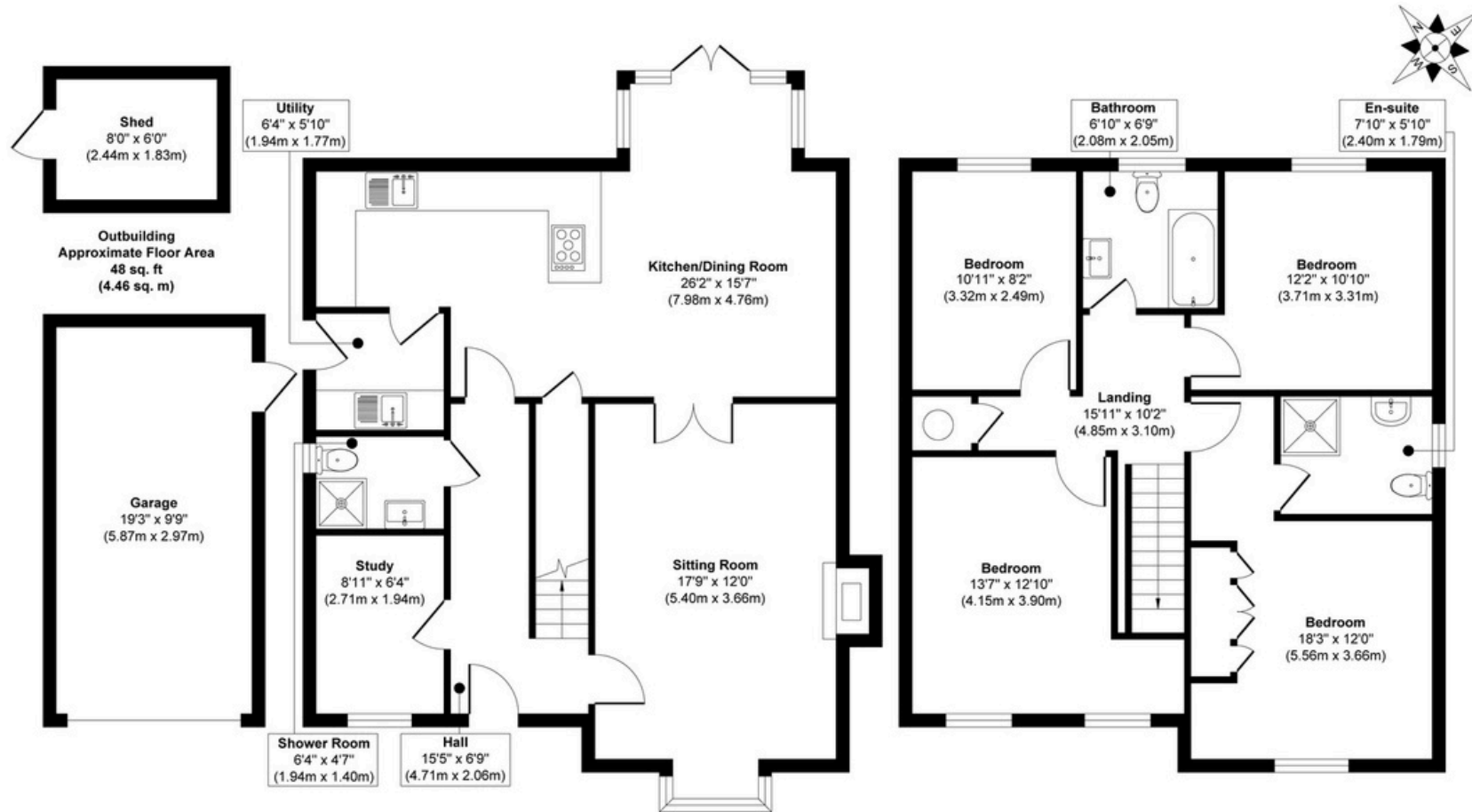
Freehold



74 Spinney Hill, Oakham, Rutland LE15 6JL

House Total Approx. Gross Internal Floor Area incl. Garage = 1736 ft² / 161 m²

Measurements are approximate, not to scale, for illustrative purposes only.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	82 B

Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.