



9 Hannahs Field, Ridlington

Offers Over £270,000

 **NEWTON FALLOWELL**

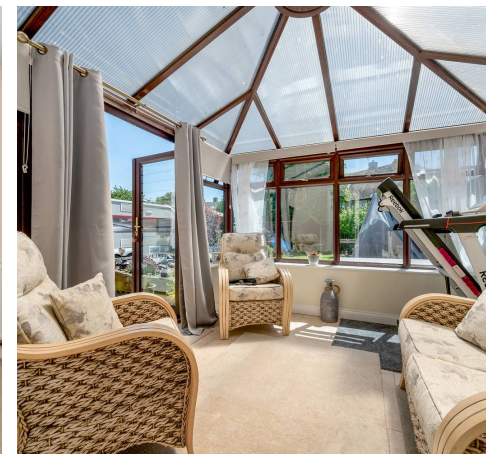
9 Hannahs Field

Ridlington, Oakham

Nestled in a quiet and sought-after village location, this three-bedroom semi-detached family home presents an excellent opportunity for those looking for a spacious family home in a tranquil countryside setting, while remaining close to local towns and everyday amenities. The property features spacious living accommodation including a large living/dining room, conservatory, modern kitchen, utility room, downstairs WC, three spacious bedrooms and a family bathroom. Sustainability is also at the forefront, with an air source heat pump and solar panels installed to ensure energy efficiency and lower energy costs.

Upon entering the property, you are welcomed into a generously sized entrance hall, providing an inviting first impression and access to the spacious living/dining room which boasts a cosy log burner. From the living room a conservatory offers a versatile additional reception space with views over the rear garden. To the front of the property the living room area opens to a modern kitchen, creating a sociable and practical layout that is ideal for modern family living. The modern kitchen is complemented by a practical utility room and a convenient downstairs WC. To the first floor, the property offers three well-proportioned bedrooms, providing comfortable and versatile accommodation for the whole family, alongside a modern three-piece family bathroom.

Externally, the property boasts a double garage and ample off-street parking for multiple vehicles, ideal for households with several cars or visitors. The rear garden is perfect for outdoor entertaining or relaxing, with plenty of space for children to play or for gardening enthusiasts to enjoy. The peaceful village setting offers a sense of community and tranquillity, while still providing easy access to local amenities and transport links.





Entrance Hall

13' 9" x 6' 10" (4.20m x 2.08m)

Living Room

25' 7" x 10' 10" (7.80m x 3.31m)

Kitchen

11' 11" x 6' 10" (3.62m x 2.08m)

Conservatory

11' 1" x 10' 2" (3.38m x 3.10m)

Utility Room

13' 5" x 6' 8" (4.10m x 2.02m)

WC

6' 8" x 2' 4" (2.02m x 0.70m)

First Floor Landing

8' 8" x 6' 11" (2.63m x 2.10m)

Bedroom One

11' 11" x 10' 11" (3.62m x 3.34m)

Bedroom Two

11' 0" x 10' 8" (3.35m x 3.25m)

Bedroom Three

10' 6" x 6' 11" (3.20m x 2.10m)

Bathroom

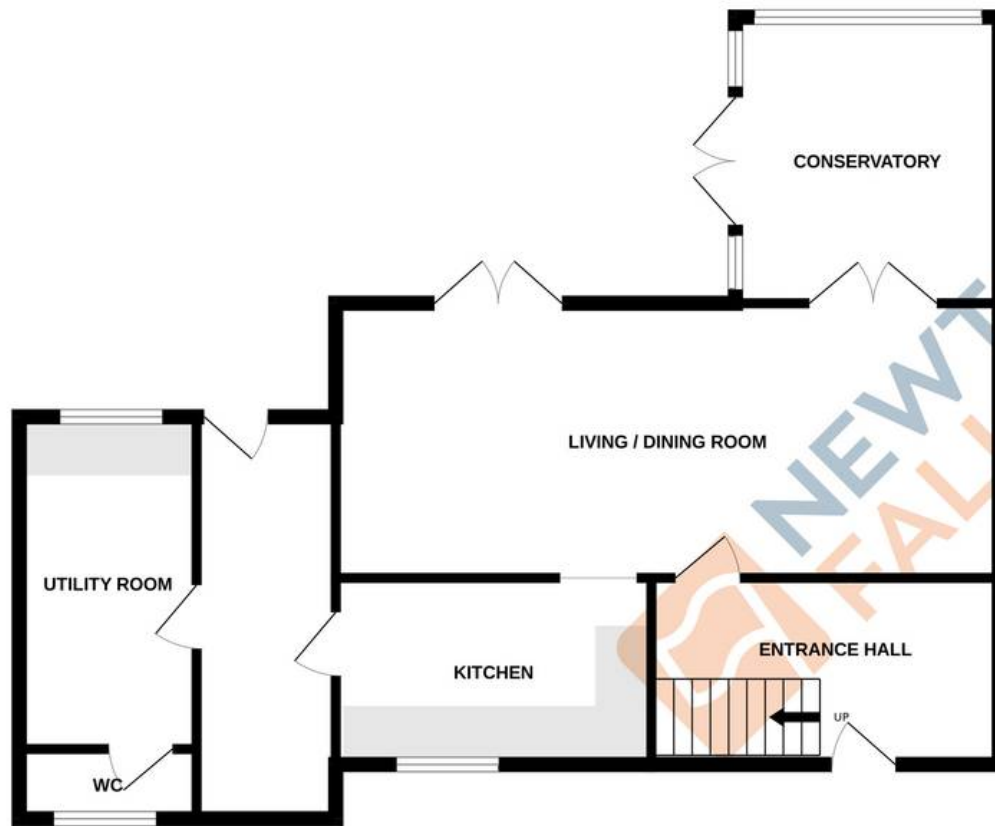
6' 7" x 6' 1" (2.01m x 1.86m)

Agent Note:

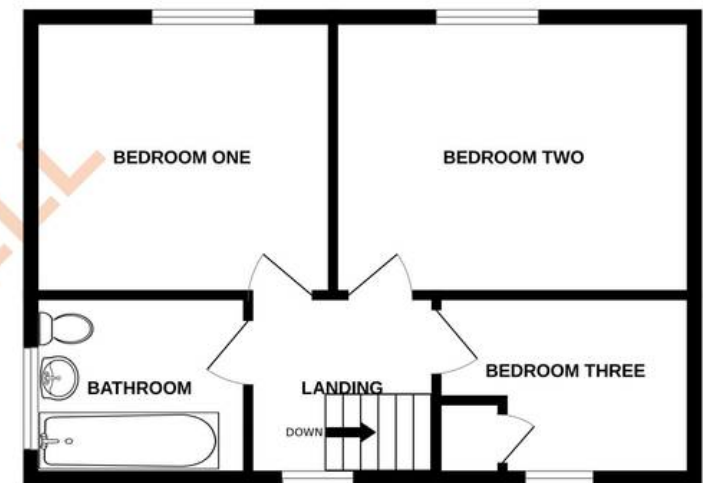
The property is of non-standard construction. Remedial works have been undertaken and a PRC certificate is available. This document can be provided upon request. Most mortgage lenders require a PRC certificate in order to lend on a non-standard construction property. Contact Newton Fallowell for further information.



GROUND FLOOR



1ST FLOOR



HANNAHS FIELD RIDDLEINGTON

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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Newton Fallowell - Oakham

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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.