



29 Spinney Hill, Oakham, LE15 6JL

 **NEWTON FALLOWELL**



Key Features

- Modern Three Bedroom Semi-Detached Home
- Extended To Provide Additional Reception Room
- Versatile Spaces, Ideal For Working From Home
- Contemporary Kitchen / Breakfast Room
- Utility Room & Ground Floor WC
- Excellent Build Quality & Energy Efficiency
- Larger-Than-Average, Low-Maintenance Rear Garden
- Driveway Parking & Popular Spinney Hill Location
- EPC Rating B
- Freehold

£320,000





Occupying a favourably private position within the popular Spinney Hill development, this beautifully presented three-bedroom semi-detached home has been thoughtfully extended and upgraded to provide well-balanced, versatile accommodation suited to modern living.

The property is introduced via an entrance hall, leading through to a bright and comfortable living room positioned to the front, offering a calm and inviting space to relax. To the rear, the layout has been enhanced to create a sociable kitchen / breakfast room, fitted with contemporary cabinetry, ample work surfaces and space for dining, forming a practical hub for everyday life.

Beyond, the property has been extended to provide an additional reception room, currently utilised as a family room. This flexible space significantly enhances the ground floor, offering clear potential for use as a dining room, home office or snug, depending on individual requirements, with a natural connection to the garden. A useful utility room and ground-floor WC further support the functionality of the home.

To the first floor, the accommodation continues in a well-proportioned manner. The master bedroom is a comfortable double, complemented by fitted storage, while the second bedroom provides a further generous double. The third bedroom is well suited as a nursery, dressing room or home office. A modern family bathroom, along with an additional bathroom, serves the first floor, offering practicality for busy households.

Externally, the property benefits from a larger-than-average rear garden for the development, predominantly laid to low-maintenance artificial lawn, creating a private and highly usable outdoor space with excellent scope for entertaining. To the front, a driveway provides off-road parking.

The property is located within the well-regarded Spinney Hill community in Oakham, known for its quality of build and convenient access to the town centre, schooling and commuter routes. Further benefits include an air-source heat pump and an energy efficiency rating of B, supporting a more sustainable and cost-efficient home.

The property is liable to pay an annual charge to Hegarty Property Management Company for the maintenance and upkeep of the common areas within the Spinney Hill development. We are advised that the current charge is £364.90 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

Room Measurements

Living Room 4.91m x 3.67m (16'1" x 12'0")

Kitchen / Breakfast Room 4.29m x 3.28m (14'1" x 10'10")

Family Room 2.8m x 2.8m (9'2" x 9'2")

W/C 2.42m x 1.46m (7'11" x 4'10")

Utility Room 1.87m x 1.46m (6'1" x 4'10")

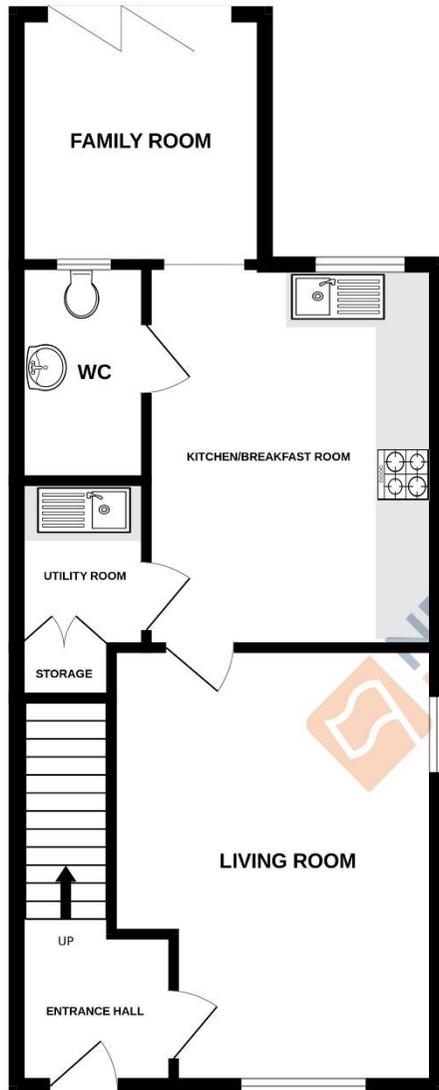
Bedroom One 4.74m x 3.08m (15'7" x 10'1")
Including wardrobe space

Bedroom Two 4.11m x 2.38m (13'6" x 7'10")

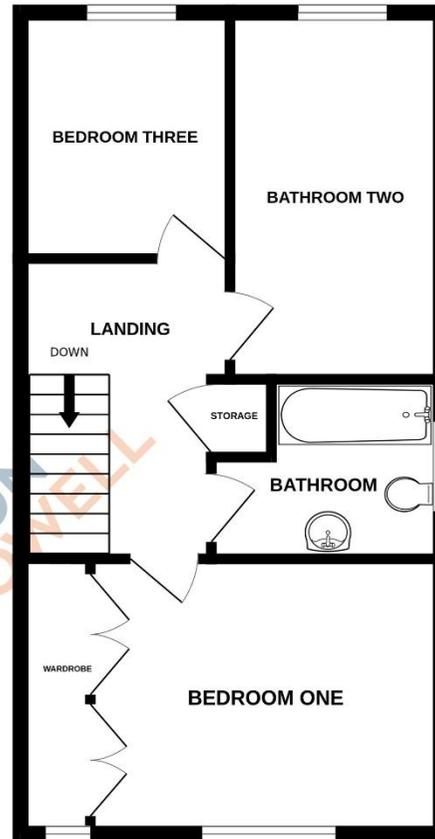
Bedroom Three 2.76m x 2.36m (9'1" x 7'8")

Bathroom 2.59m x 2.01m (8'6" x 6'7")

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



SPINNEY HILL, OAKHAM, RUTLAND, LE15 6JL

TOTAL FLOOR AREA: 1022 sq.ft. (95.0 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		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.