



## Egleton Place, Spinney Hill, Oakham

Bedrooms: 4 | Bathrooms: 2

A well-presented and versatile 4/5 bedroom detached home occupying a corner plot within a sought-after small development, just a short walk from Oakham town centre, offered for sale with no chain.

- Sought-after small development location
- Walking distance to Oakham town centre
- Potential ground floor bedroom within the study
- Large open-plan living kitchen
- Garage with electric up-and-over door and driveway parking
- Corner plot position
- 4/5 bedrooms
- Three first floor bathrooms
- French doors opening onto the rear garden
- Enclosed walled rear garden





**Property Type:** Detached House

**Bedrooms:** 4 | **Bathrooms:** 2

Situated on a corner plot within this well thought of small development, and within walking distance to Oakham town centre, this property offers excellent and versatile accommodation.

The house benefits from a good-sized walled rear garden, driveway, and garaging with electric up-and-over door, along with a large entrance hall.

Offering 4/5 bedrooms, there is potential for a ground floor bedroom within the study, helping to future-proof the accommodation, plus four bedrooms and three bathrooms to the first floor.

A large open-plan living kitchen features French doors to the garden and a substantial island breakfast bar.

In good order throughout and offered with NO CHAIN.

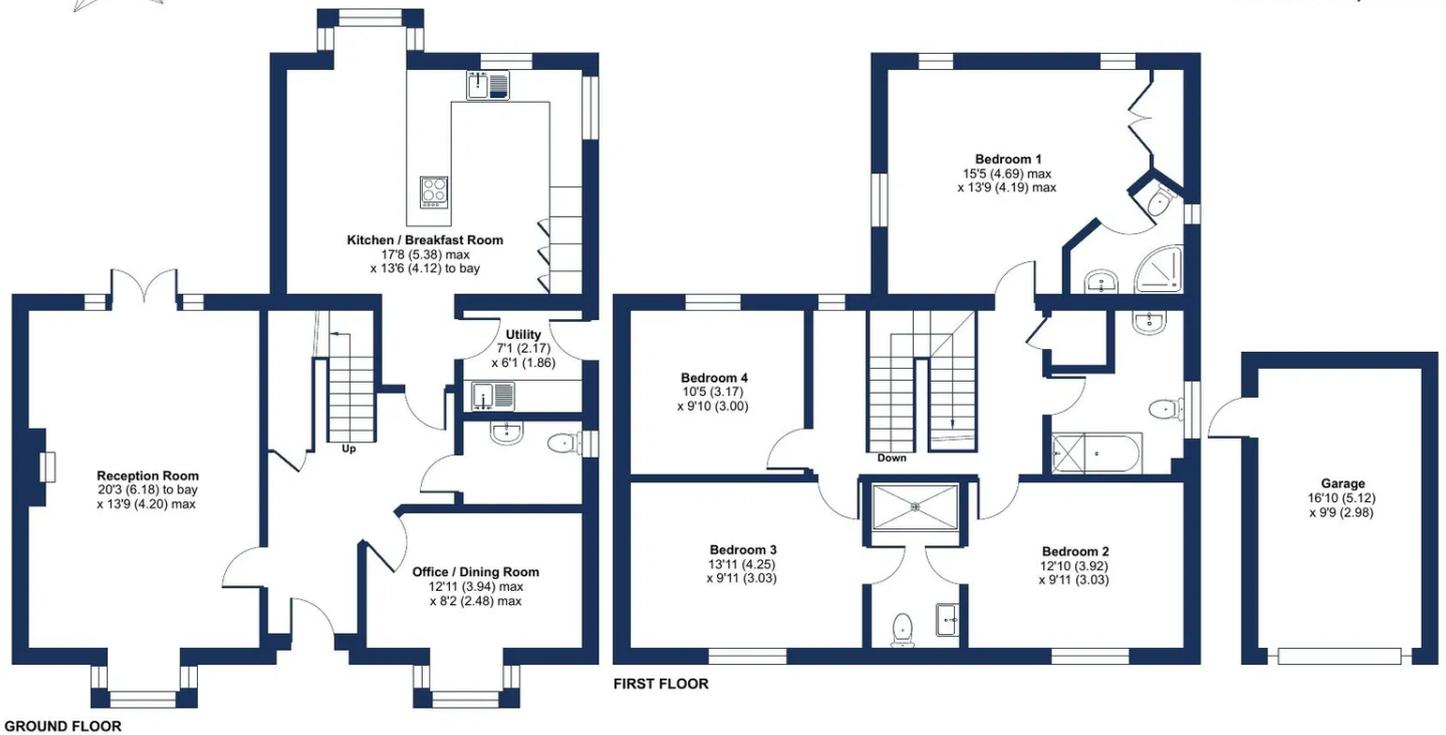
# Egletton Place, Oakham, LE15

Approximate Area = 1881 sq ft / 174.7 sq m

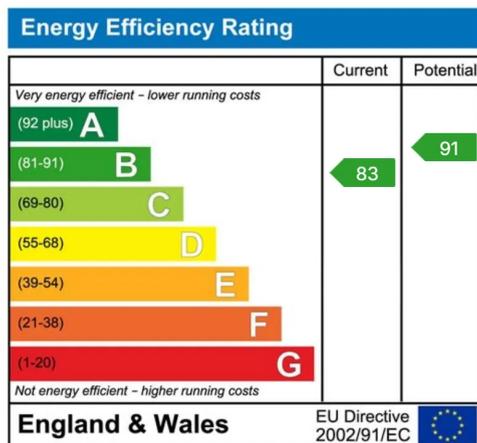
Garage = 164 sq ft / 15.2 sq m

Total = 2045 sq ft / 189.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Moores Estate Agents. REF: 1415682



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