



Offers in excess of £275,000 | Freehold

Spinney Hill, Oakham LE15 6JL





Key Features & Description

- Three Bedroom Modern Home
- Underfloor heating Ground Floor
- Immaculate throughout
- En-Suite to Principal bedroom
- Dining Kitchen
- Utility and downstairs W/C
- Enclosed Rear Garden
- Available with No forward Chain
- EPC Rating B | Council Tax Band C
- Management Fee Applies

This beautifully presented modern mid-terrace property, built by the highly regarded builder, offers stylish and comfortable living across two well-designed floors. The home benefits from underfloor heating throughout the ground floor and is finished to a high standard.

The ground floor comprises an entrance hall, a spacious living room with contemporary décor, and a modern kitchen/diner featuring a tiled floor, integrated dishwasher, fridge freezer, and eye-level oven. A convenient downstairs W/C and utility room completes this level.

To the first floor, the property offers a well-proportioned main bedroom with its own en-suite shower room, a generous second bedroom, and a third bedroom ideal as a single room, nursery, or home office. The family bathroom is fitted with a bath and a shower over.

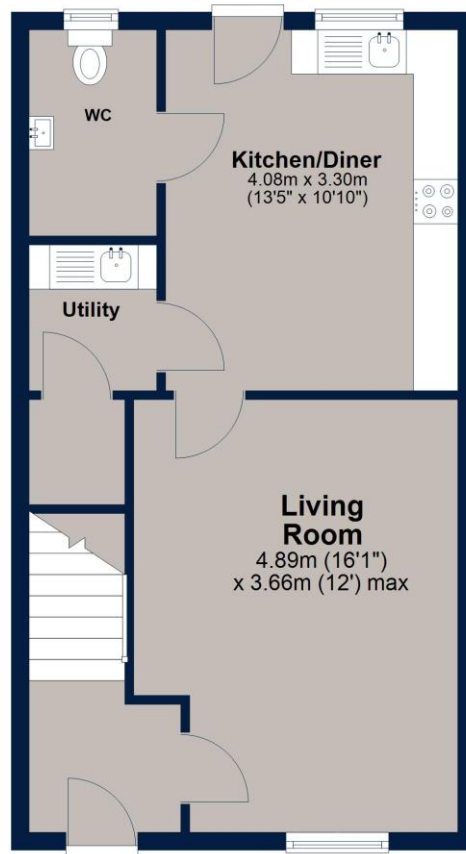
Outside, the property benefits from two parking spaces-one positioned under a carport and one open space. The rear garden features a lawn area with a surrounding paved patio and a walkway leading to the rear gate and shed. The garden is fully enclosed by fencing, providing a secure outdoor space.





Ground Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



Total area: approx. 87.8 sq. metres (945.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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