



SPINNEY HILL

OAKHAM, RUTLAND

SALES • LETTINGS • SURVEYS • MORTGAGES

JAMES  
SELLICKS

Oakham • Market Harborough • Leicester • London

# “... FOUR-BEDROOM DETACHED HOME WITH LIGHT AND AIRY ACCOMMODATION ...”

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**An attractive, four-bedroom detached home with light and airy accommodation, off-road parking, and garaging all within walking distance of Oakham town centre.**

Dining Kitchen • Living Room • Utility, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Single Garage • Private Rear Garden • EER - B •

## Accommodation

Enter the property into the entrance hall with stairs to the first floor and access to the ground floor shower room. To the right of the entrance is the spacious dining kitchen with a good range of cabinets with a breakfast bar, a variety of integrated appliances, ample space for a dining table and a door out to the garden. This room has windows to two elevations allowing plenty of light and provides access to the utility room. The utility room provides a further storage, a secondary sink and space for white goods.

The living room is located on the opposite side of the entrance hall and spans the depth of the property. There is a large bay window to the front and French doors opening out to the rear garden. The kitchen can also be accessed from the living room.

To the first floor there are four bedrooms and two bathrooms. The master bedroom is complemented by an ensuite shower room. There are two further double bedrooms and a single bedroom that are served by the family bathroom with panelled bath with shower over, low flush lavatory and wash hand basin.

## Outside

To the front of the property a pathway with hedging to the front door with a gravelled path continuing round to the block-paved driveway and single garage. To the rear the property is a hard-landscaped garden with a patio sitting directly off the property and a gravelled area with additional planting in raised borders. There is also a useful green house and a garden shed.





## Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, and Kettering. These 3 centres all have main line train services and the ability of reaching London within the hour.

## Services & Council Tax

The property is offered to the market with all mains services and the heating and water system is run by an air source heat pump.  
Council Tax Band E.

## Tenure

Freehold





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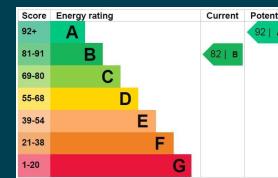
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**Measurements and Other Information**  
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will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