



Chartered Surveyors & Letting Agents



13, Spinney Hill, Oakham, LE15 6JL £1,275 PCM

A contemporary three-bedroom semi-detached property in good order throughout set within a desirable new development on the southern edge of Oakham, a five-minute walk from the town centre.

The property offers energy-efficient accommodation briefly comprising:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Kitchen/Diner, Utility Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms, Family Bathroom.

OUTSIDE: single Garage with driveway providing additional off-road parking to the side, fully enclosed garden with paved patio and lawn to the rear.

Council Tax Band: C (Rutland)
Deposit: £_____

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk





SERVICES

Mains electricity

Mains water supply

Mains sewerage

Heating - air-source heat-pump, underfloor, electric

According to <https://checker.ofcom.org.uk/>

Broadband availability:

Mobile signal availability:

EE - good outdoor

O2 - good outdoor, variable in-home

Three - variable outdoor

Vodafone - good outdoor, variable in-home

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 97 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |