



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**  
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## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	