



Spinney Hill,
Oakham, Rutland, LE15 6JL

NEWTONFALLOWELL 

**Spinney Hill,
Oakham, Rutland, LE15 6JL
40% Shared ownership
£80,000 Leasehold**

**** 40% SHARED OWNERSHIP ****

Set on the popular "Spinney Hill" development to the South of Oakham is this modern and extremely well-presented semi-detached home, offering deceptively spacious accommodation arranged over two floors including an open plan kitchen and living area, two double bedrooms with fitted storage cupboards and a modern bathroom. Offered for sale with no onward chain, this delightful home would make an excellent first-time purchase with future opportunity to staircase to 100% freehold ownership, if required.

As you approach the property from the front, a paved walkway leads to the front door and into the property. The light and airy accommodation on the ground floor is open plan with front and rear windows and a door out to the rear garden. The kitchen area has been fitted with a range of wall and base units. The ground floor also has a useful downstairs WC and utility style storage cupboard. From the first-floor landing, you have two very well-proportioned double bedrooms, both boasting fitted storage cupboards and utilise the main bathroom which is extremely modern and fitted with a bath, WC and basin.

The properties on Spinney Hill have been built to an exceptional quality by local builders, Honwood Homes. Each property has been installed with state of the art Air Source Heat Pumps to utilise renewable energy where possible. Contact Newton Fallowell, Oakham today to discuss this property further.



Living Area

15'6 x 13'9 (4.72m x 4.19m)

Kitchen Area

12'6 x 10'2 (3.81m x 3.10m)

Downstairs WC

7'11 x 3'0 (2.41m x 0.91m)

Utility Area & Storage

10'6 x 3'1 (3.20m x 0.94m)

First Floor Landing

6'11 x 6'7 (2.11m x 2.01m)

Bedroom One

13'9 x 10'2 (4.19m x 3.10m)

Bedroom Two

13'9 x 8'11 (4.19m x 2.72m)

Bathroom

6'10 x 6'8 (2.08m x 2.03m)

Outside

Externally the property is extremely well kept, with allocated parking for one vehicle. The rear garden is easy to maintain and laid to lawn with a timber fence surround. The rear garden enjoys an open aspect to the rear.

Shared Ownership Information

The seller currently owns a 40% share of the property and pays rent of £311.97 monthly on the remaining 60% share to the Longhurst Group. The Shared Ownership scheme does allow purchasers to buy an increased share in the property, subject to application approval. Contact Newton Fallowell for further information. A 99 year lease was granted on the 21st September 2018.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
A (1-10)		A (1-10)	
B (11-15)		B (11-15)	
C (16-20)		C (16-20)	
D (21-25)		D (21-25)	
E (26-30)		E (26-30)	
F (31-35)		F (31-35)	
G (36-40)		G (36-40)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



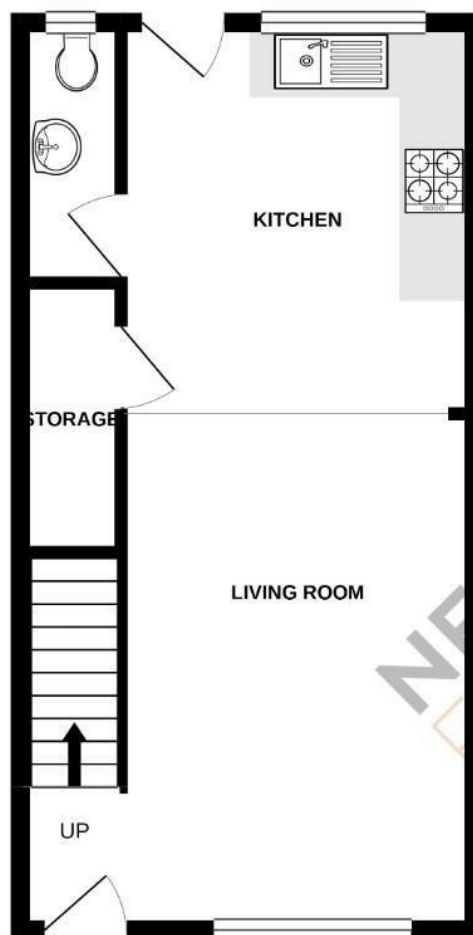
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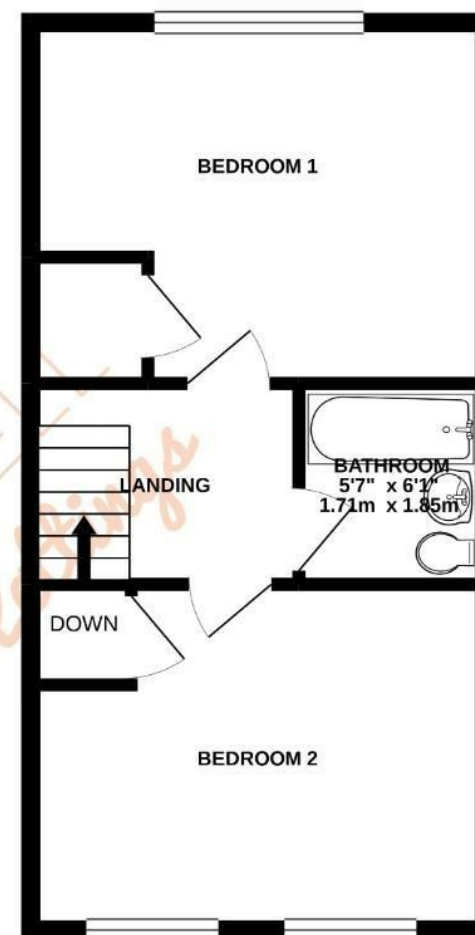
e: oakham@newtonfallowell.co.uk

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GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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