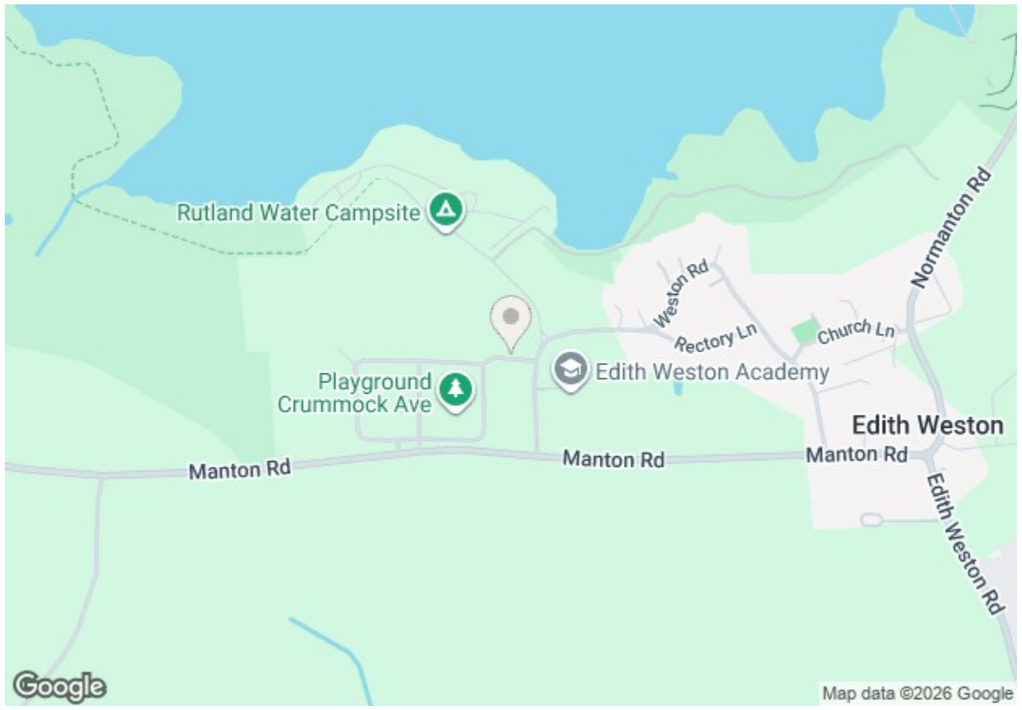
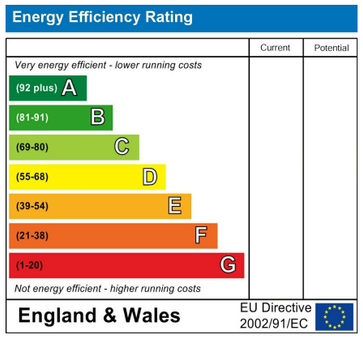
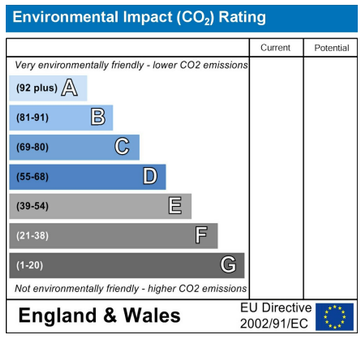






The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Spinnaker House, 17C Coniston Road, Edith Weston, Oakham, LE15 8HP

Beautifully presented and finished to a high standard throughout, this modern three-bedroom semi-detached home enjoys an enviable position with views towards Rutland Water and offers stylish, contemporary accommodation ideally suited to modern living.

The property has been exceptionally well maintained and features a spacious dual-aspect sitting room, flooded with natural light and benefiting from patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The well-appointed kitchen diner provides an excellent space for both everyday family life and entertaining, complemented by a practical utility room and a convenient ground-floor cloakroom.

To the first floor, the principal bedroom benefits from a contemporary en-suite shower room, while two further well-proportioned bedrooms are served by a stylish modern shower room.

A particular highlight of the property is the stunning low-maintenance rear garden, thoughtfully landscaped to provide an attractive and private outdoor space for relaxing and entertaining throughout the year.

Externally, there is off-street parking for two vehicles to the side of the property, together with the added benefit of an electric vehicle charging point.

Ideally located for easy access to Rutland Water, Stamford and Oakham, this impressive home combines modern convenience with an attractive setting and is offered to the market with no onward chain. Viewing is highly recommended.

Asking Price £385,000 Freehold

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Views of Rutland Water
- Three bedrooms
- Stylish dual aspect sitting room
- Gas fired central heating
- Council Tax Band - C, EPC -
- Modern semi-detached home
- Pricipal Bedroom with En-suite
- Utility and downstairs w/c
- Landscaped rear garden backing onto fields
- NO CHAIN

ACCOMMODATION:

Entrance Hall
1.85m x 2.03m (6'1 x 6'8)

Sitting Room
5.87m x 3.00m (19'3 x 9'10)

Downstairs W/C
1.78m x 0.86m (5'10 x 2'10)

Kitchen/Diner
5.84m x 2.97m (19'2 x 9'9)

Utility
1.85m x 1.75m (6'1 x 5'9)

Landing

Principal Bedroom
3.00m x 3.68m (9'10 x 12'1)

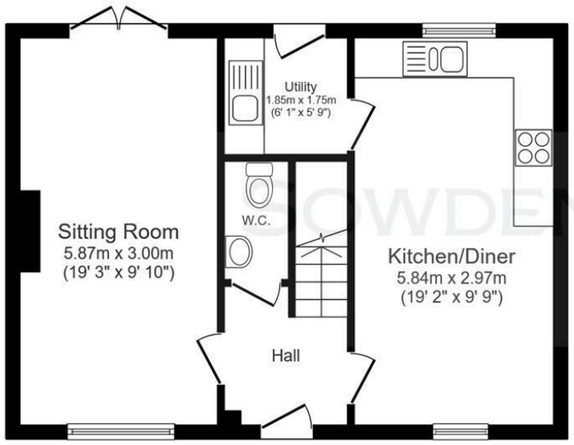
En-suite
1.85m x 1.55m (6'1 x 5'1)

Bedroom Two
3.38m x 2.97m (11'1 x 9'9)

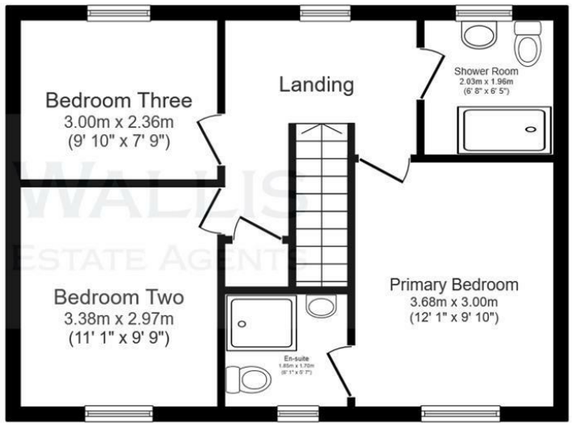
Bedroom Three
3.00m x 2.36m (9'10 x 7'9)

Shower Room
1.96m x 2.03m (6'5 x 6'8)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io