




NEWTON
FALLOWELL

Hall Close, Cottesmore
Oakham, Rutland, LE15 7DE

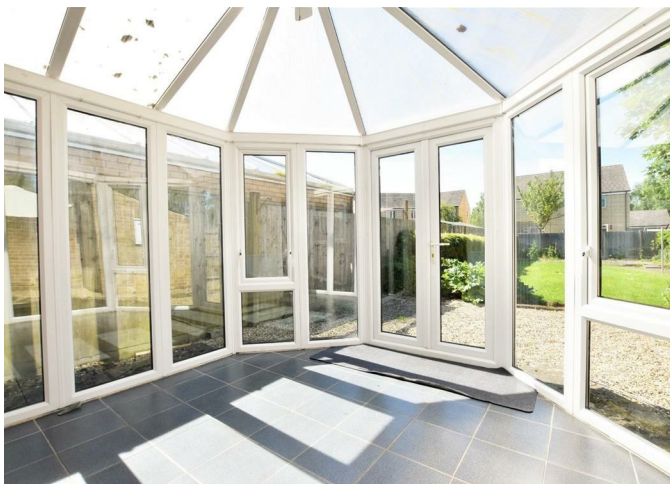
NEWTONFALLOWELL 

Hall Close, Cottesmore Oakham, Rutland, LE15 7DE £200,000 Freehold

**** NO ONWARD CHAIN **** Set within the popular village of Cottesmore, only a short drive from the market town of Oakham is this deceptively spacious three bedroom mid terrace home offering extensive front and rear gardens, one allocated parking space and a well-considered layout throughout. Offered for sale with no onward chain and making an excellent first home, the property boasts a living room with a feature fireplace, a conservatory overlooking the rear garden and a modern kitchen breakfast room with access to both the front and rear garden. Early viewings are advised to avoid disappointment.

As you approach the property from the front, the paved walkway leads to the main front door and secondary entrance. From the main entrance, the hallway leads off to the living room and kitchen along with stairs to the first-floor landing. The living room has front-facing windows, a feature fireplace and double doors opening into the conservatory. The conservatory features floor to ceiling windows and double doors out to the rear garden. The modern kitchen has an array of wall and base units along with dual aspect windows and a partitioned area creating further storage. From the first floor landing, you have three bedrooms, described as two doubles and a single along with a modern three-piece bathroom.

The property sits on a generous plot with extensive front and rear gardens mainly laid to lawn with a selection of mature shrubs and trees. The rear garden benefits from gated access out to the allocated parking space which is unique for Hall Close. Internal viewings are advised to avoid missing out.



Entrance Hall

Living Room

14'11 x 10'6 (4.55m x 3.20m)

Conservatory

10'2 x 9'5 (3.10m x 2.87m)

Kitchen

14'11 x 11'6 (4.55m x 3.51m)

First Floor Landing

10'0 x 5'2 (3.05m x 1.57m)

Bedroom One

11'7 x 9'5 (3.53m x 2.87m)

Bedroom Two

10'6 x 7'11 (3.20m x 2.41m)

Bedroom Three

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

Bathroom

8'6 x 5'1 (2.59m x 1.55m)

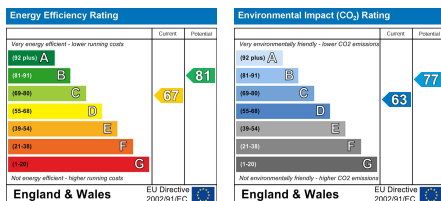
Outside

The property benefits from extensive front and rear gardens, both are mainly laid to lawn with a selection of mature shrubs and trees. The property has one allocated parking space within the entrance to Jubilee Gardens along with gated access to the rear garden.

Outside Store

5'11 x 4'1 (1.80m x 1.24m)





AGENTS NOTE – DRAFT PARTICULARS:

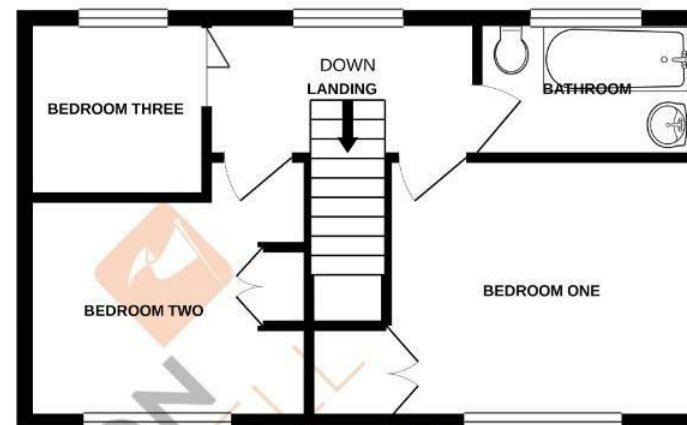
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1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



HALL CLOSE, COTTESMORE, LE15 7DE

TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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