



Cottesmore Road, Burley
Oakham, Rutland, LE15 7SZ

NEWTONFALLOWELL 

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£540,000 Freehold

Presented in immaculate condition throughout & situated within the popular village of Burley-On-The Hill, which is only a two-mile drive or walk from Oakham's historic market town centre, is this character red brick built family home. With original features throughout this fantastic home offers two large reception rooms, a snug/office, a kitchen, utility room and downstairs shower room. It offers four DOUBLE bedrooms with one en-suite and a further three piece family bathroom. With the current market conditions still being so buoyant, we advise an internal viewing at the earliest opportunity to appreciate its size, finish & picturesque field views to the front and rear aspect.

Sitting over three floors the property is entered via the front and into the useful porch area. From here a door provides access into the light and airy snug which boasts wooden flooring, exposed brick chimney breast and a window overlooking the front aspect. The snug also provides access to both the open plan living area, and the second spacious lounge. The open plan kitchen area is the hub of the house it offers plenty of floor to wall base units and a large opening provides access to the living-dining area which provides a fantastic view over the rear garden and views over rolling countryside. Downstairs is finished with a useful utility room and shower room. Stairs from the snug flow to the first floor landing where you will find three double bedrooms all boasting built-in storage and the family bathroom. From the second floor, you will find a further double bedroom with built in wardrobes and en-suite bathroom. This double bedroom offers fantastic views out to the rolling countryside beyond.

Externally the property is exceptionally well kept. There is a generous driveway with parking for three vehicles. At the rear a south/east facing garden is mainly laid to lawn with a spacious block paved patio area accessed directly from the living room and kitchen/diner.



Entrance Porch

4'5 x 4'4 (1.35m x 1.32m)

Snug

12'1 x 11'5 (3.68m x 3.48m)

Living Room

20'2 x 15'3 (6.15m x 4.65m)

Kitchen

15'5 x 7'8 (4.70m x 2.34m)

Living / Dining Area

26'6 x 11'3 (8.08m x 3.43m)

Utility Room

8'11 x 6'4 (2.72m x 1.93m)

Shower Room

6'3 x 5'9 (1.91m x 1.75m)

First Floor Landing

20'1 x 7'3 (6.12m x 2.21m)

Master Bedroom

12'10 x 12'0 (3.91m x 3.66m)

Bedroom Three

16'6 x 8'8 (5.03m x 2.64m)

Bedroom Four

13'4 x 7'9 (4.06m x 2.36m)

Bathroom

7'10 x 5'9 (2.39m x 1.75m)

Second Floor Landing**Bedroom Two**

12'4 x 9'1 (3.76m x 2.77m)

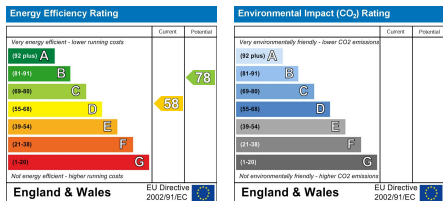
Bathroom

11'7 x 8'0 (3.53m x 2.44m)

Outside

Block paved parking is found to the front. Side access provides entry to the rear garden which is mainly laid to lawn with a block paved patio and gravelled seating area.





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TOTAL FLOOR AREA : 1904 sq.ft. (176.9 sq.m.) approx.

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NEWTON
FALLOWELL

t: 01572 335005
e: oakham@newtonfallowell.co.uk
www.newtonfallowell.co.uk