



SPREY
PROPERTY

Old Hall Mews, Cottesmore
Asking Price Of £255,000



Converted in 2012, this three-bedroom delightful mid-terrace barn sits within a small private development with a wonderful neighbourly feel, in the well-established village of Cottesmore. Benefiting from an open plan kitchen and dining room, the accommodation includes a separate living room, spacious bedrooms, en-suite, a walled garden and driveway parking for two vehicles.

Upon entering the property, there is a lovely bright hallway with access to a cloakroom w/c and utility cupboard plus a door to the living room and stairs to the first floor. The living room is dual aspect. The open plan kitchen dining has French doors overlooking the enclosed garden which is mainly laid to lawn with small shrub border.

From stairs rising to the first floor, you gain access to the principal bedroom and en-suite shower room. The second bedroom benefits from good-sized built-in wardrobe. The third bedroom is a good sized single currently used as an office. To complete this floor there is a family bathroom. Offered with No forward Chain.

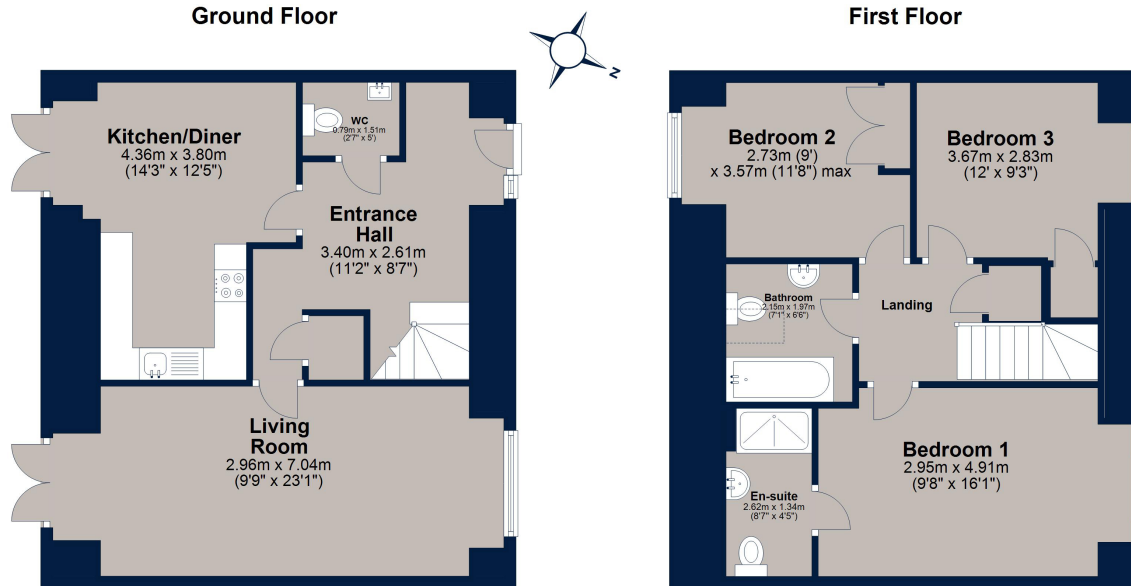
Freehold
All Mains Connected
EPC: C
Council Tax: C





Old Hall Mews, Cottesmore

The village of Cottesmore lies in the north of Rutland, surrounded by rolling countryside and just three miles from the A1. The village has a post office, a pub and a primary school, while the bustling towns of Stamford and Oakham are both within easy reach. The towns offer a variety of facilities, as well as a number of excellent schools, including the independent Stamford Endowed Schools and Oakham School and outstanding-rated state schools at both primary and secondary level.



Total area: approx. 108.0 sq. metres (1162.6 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.

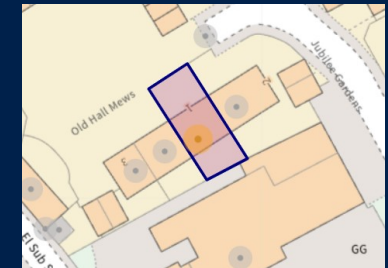


Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements