



SPREY Long Meadow Way, Cottesmore
PROPERTY Offers Over: £285,000



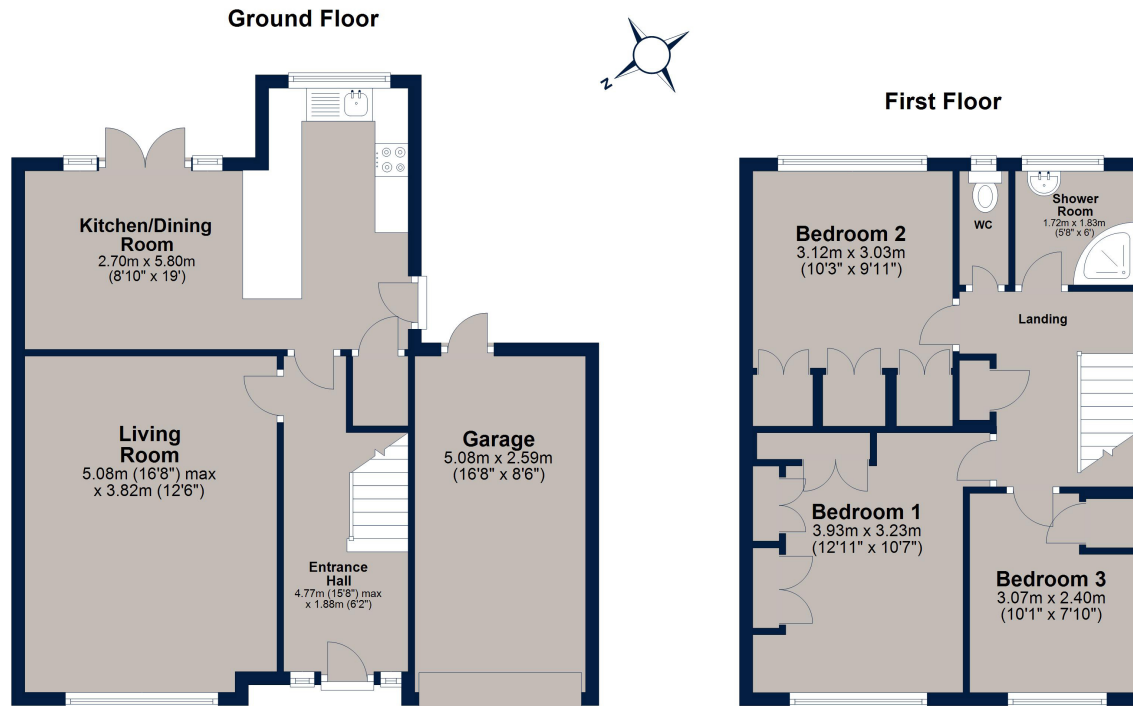
Set in the highly regarded village of Cottesmore which is renowned for its excellent primary school and village amenities, plus only a short drive from Oakham's popular market town centre is this desirable detached family home with potential for extending (STPP). The accommodation offers three generous bedrooms, dining kitchen, living room, and a shower room. The property is immaculate throughout, so would advise an internal viewing at the earliest opportunity. Sitting over two floors the property is entered via the spacious light and airy entrance hall where stairs rise to the first-floor landing and doors provide access to both the kitchen and living room. The dining kitchen area sits to the rear which offers double doors that opens onto the rear garden. The kitchen offers plenty of floor-to-wall base units, space for washing machine and fridge / freezer. Additionally, there is a built-in eye level oven, grill, microwave and hob. From the first floor's landing, you will find three bedrooms, described as two doubles and a single, as well as a refitted shower room and separate w/c. Externally the property is well kept and easy to maintain with the front providing a block paved and gravel driveway that leads to the single garage. The rear garden is enclosed by timber fencing and mainly laid to lawn, with a large, paved patio area. Shrub borders surround the lawn, to the rear is a gravel area ideal for a raised vegetable plot and greenhouse.

TENURE: Freehold
EPC: E
COUNCIL TAX:
Mains: Water and Electric





Long Meadow Way, Cottesmore



Total area: approx. 105.5 sq. metres (1136.1 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.



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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 shop with post office, a pub and a primary school, along with a fantastic community. While the bustling towns of Stamford and Oakham are both within easy reach. The towns both 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 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