



SPREY
PROPERTY

The Pastures, Cottesmore
Offers Over £325,000



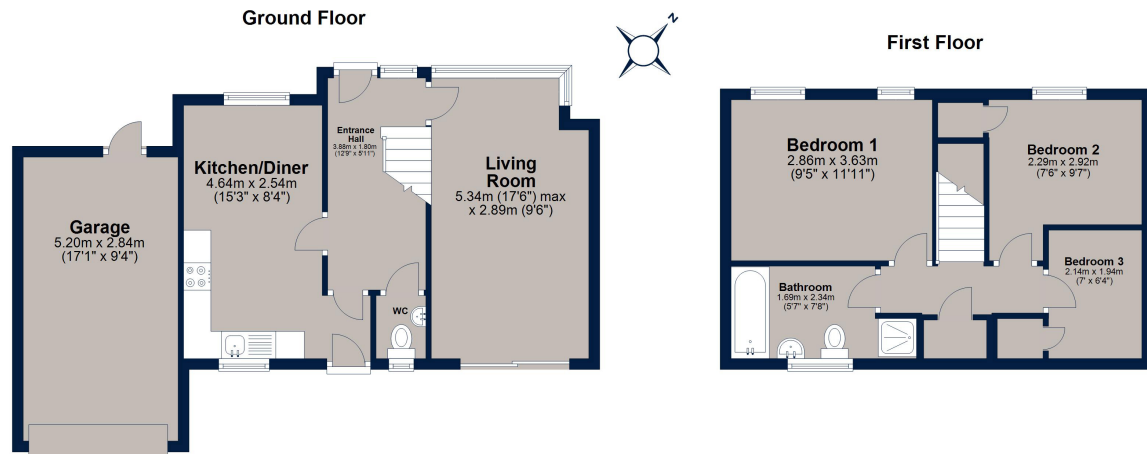
A much-enhanced detached family home situated within a quiet location in Cottesmore village. The property is in excellent order throughout benefitting from modern kitchen and bathrooms. Walking distance from the local amenities and Primary School. The hallway greets with a warm welcome and offers handy under the stair's storage space, door to downstairs accommodations, cloakroom and stairs to the first floor. The current vendors have upgraded the dining kitchen flooring within the last couple of years. Offering room for all the family, the property provides plenty of reception space, in the form of a living room. To the first floor there are two double bedrooms, a single bedroom and a family bathroom which boast's not only a bath but separate walk-in shower. Externally the property benefits from a walled garden to the rear garden with a degree of privacy, along with a driveway which leads to a single garden. (STPP) this could made further ground floor accommodation. To the front aspect, post and rail fencing, with a mature garden of shrubs and ornamental trees and a love view of the green. This property has served the current vendors extremely well, they have enjoyed being within a very quiet location, a great home for entertaining.

All mains' services
Tenure: Freehold
Council Tax Band: C
EPC Rating: C





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Total area: approx. 86.3 sq. metres (928.5 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 | | 97 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 56 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