



 **SPREY** PROPERTY Cresswell Drive, Cottesmore
Offers Over £255,000



Set on a corner plot, this well-presented three-bedroom semi-detached home offers modern living in a sought-after residential location.

The ground floor features a stylish refitted kitchen and a light-filled open plan living and dining area, perfect for everyday family life and entertaining.

Upstairs comprises two spacious double bedrooms and a good-sized single bedroom, along with a well-appointed family bathroom.

Outside, the property benefits from a private enclosed rear garden, ideal for outdoor living, and a detached single garage providing secure parking or storage.

This is a fantastic opportunity to acquire a beautifully maintained home with generous indoor and outdoor space with scope to extend to the side aspect (STPP).

TENURE: Freehold

Electric and Water Connected

EPC: tbc

COUNCIL TAX: B





Cresswell Drive, Cottesmore



Total area: approx. 91.1 sq. metres (980.9 sq. feet)
 This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
 Plan produced using PlanUp.

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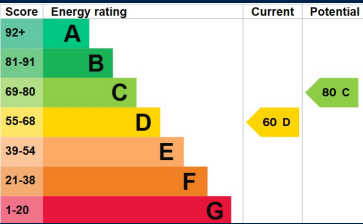
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The village of Cottesmore lies in the north of Rutland, surrounded by rolling countryside and just three miles from the A1.

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.

The area provides easy access to the A1, while mainline rail services to London can be found at both Oakham and Stamford (via Peterborough or Leicester).



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