



Sheep Dyke, Cottesmore
Asking Price of £275,000



This spacious two/three-bedroom end of terrace ex-local authority home offers a fantastic opportunity for those looking to modernize a property to their own taste. Set on a generous plot with lovely open field views to the rear, the property enjoys a peaceful semi-rural setting while offering flexible living accommodation throughout.

The ground floor comprises an entrance hall, a bright and spacious living room, and a dining kitchen with plenty of room for a table and chairs. There is also a ground floor shower room and a walk-in pantry, providing useful additional storage and convenience. Upstairs, the property offers two generously sized double bedrooms, along with a third room currently fitted with a toilet. This space offers the potential to be converted into a full bathroom or used as a third bedroom, depending on the buyer's needs.

The property also benefits from a recently fitted boiler, providing peace of mind for buyers and a solid starting point for any future renovation works.

Outside, the property features a large frontage mainly laid to lawn, with a long driveway providing ample off-road parking and leading to a carport and detached garage/workshop. The rear garden is well-proportioned, with a lawned area, greenhouse, and established vegetable plot, all backing onto open fields and enjoying attractive countryside views.

The home is ideally located with easy access to a sought-after primary school within the village, making it perfect for families.

TENURE: freehold

All Mains Connected

COUNCIL TAX: B

EPC: TBC





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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

EPC



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