



Asking Price £550,000 | Freehold

Mill Lane, Cottesmore, Oakham, LE15 7DL





## Mill Lane, Cottesmore, LE15 7DL

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- Detached Bungalow
  - Village Location
  - Sizable Mature Plot
  - Three Bedroom
  - Ensuite to Principal
  - Generous Storage and Loft Space
  - Over 1400sq ft
  - Garage/Storage
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Occupying a generous and established plot within a highly sought-after non-estate position in the heart of Cottesmore, this individually positioned three-bedroom detached bungalow offers spacious, versatile and beautifully maintained accommodation extending to in excess of 1,400 sq ft, together with mature private gardens and excellent storage throughout.

Presented in excellent condition, the property has been lovingly maintained and updated over the years, allowing a purchaser to move straight in and enjoy from day one. Benefitting from double glazing, a well-appointed kitchen, making it particularly attractive to downsizers, retirees, families and those seeking hassle-free single-storey living.

Perfectly positioned just a short three-minute walk from the village's main street and amenities, the property enjoys the convenience of everyday facilities on the doorstep whilst retaining a peaceful and private setting. Cottesmore benefits from a village shop and post office, renowned fish and chip shop, traditional public house, primary school and a thriving community spirit. Excellent transport links provide swift access to the A1, while the attractive market town of Oakham is only a short drive away, offering an excellent range of independent shops, restaurants, leisure facilities and direct rail services.



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PROPERTY





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PROPERTY

Internally, the bungalow offers exceptionally well-balanced, light-filled accommodation designed for comfortable and practical day-to-day living. The welcoming entrance hall provides access to a number of useful fitted storage cupboards, a feature echoed throughout the property. The generously proportioned living room offers an excellent space for relaxing and entertaining, while the spacious kitchen/diner provides ample room for family dining and social occasions. A separate utility room adds valuable workspace and additional storage.

To the rear, a delightful sunroom overlooking the mature garden creates a wonderful additional reception space and provides the perfect spot for morning coffee, reading, entertaining guests or simply enjoying the changing seasons throughout the year.

There are three bedrooms in total, comprising two comfortable double bedrooms and a well-proportioned single bedroom which could equally serve as a guest room, home office or hobby room. Bedroom one benefits from its own en suite shower room, while the remaining accommodation is served by a practical wet room and separate W/C. The predominantly step-free layout offers excellent accessibility and ease of movement, making it particularly well suited to those seeking comfortable long-term living, whilst remaining equally appealing to a wide range of buyers.

Storage is a particular strength of the property, with fitted cupboards internally, substantial loft space and a range of useful external storage solutions, ensuring ample room for household belongings, gardening equipment and seasonal items.

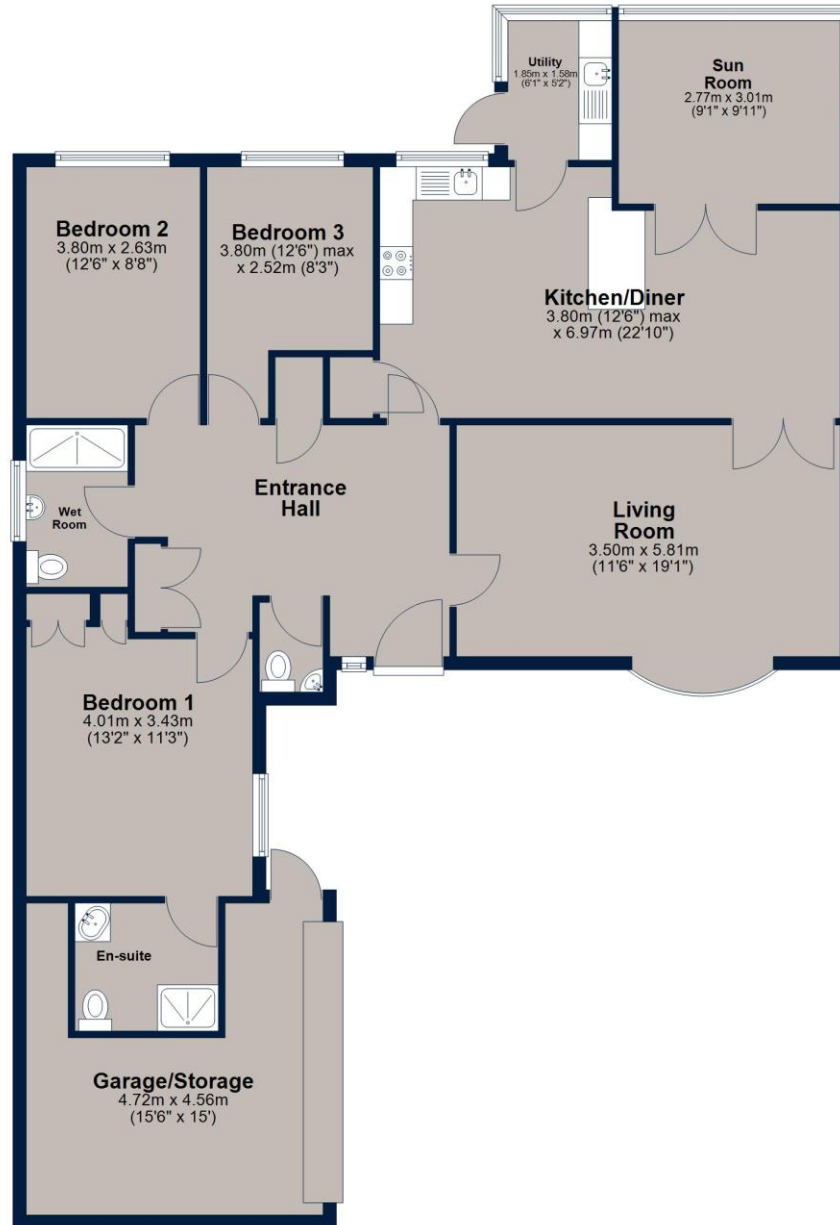
Outside, the property continues to impress. A gravel driveway provides ample off-road parking for several vehicles and access to the side of the property. The rear garden is undoubtedly one of the home's standout features, enjoying an exceptional size, a high degree of privacy and a wealth of established planting. Beautifully stocked with mature trees, shrubs and herbaceous borders, it offers a superb environment for keen gardeners, outdoor entertaining and family enjoyment alike. Several patio seating areas provide ideal spaces for al fresco dining and relaxation, whilst a collection of sheds. Plus storage areas at the far end of the garden offer excellent practicality.

Rarely available in such a desirable village setting, this spacious bungalow presents an outstanding opportunity to secure a substantial and move-in-ready home on a generous plot with scope for future enhancement or reconfiguration, subject to the necessary consents.



## Ground Floor

Approx. 130.9 sq. metres (1408.7 sq. feet)  
(excluding En-suite)



Total area: approx. 130.9 sq. metres (1408.7 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. [www.m-photo.pro](http://www.m-photo.pro)  
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## Key Information

Local Authority  
Rutland County Council District Council

Council Tax  
Band = D

Tenure  
Freehold

EPC  
Rating = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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