



Old Hall Mews, Cottesmore
Offers Over £225,000



Converted in 2012, this two-bedroom delightful end of terrace barn sits within a small private development in the well-established village of Cottesmore. Benefiting from open plan living accommodation, spacious bedrooms, walled garden and driveway parking. Upon entering the property, there is a lovely hallway with access to a cloakroom w/c and utility area. A door to the living room and stairs to the first floor. The living room is open plan to the kitchen and has room for a small table. French doors overlook the enclosed garden which is mainly laid to lawn. Stairs rising to the first floor, you gain access to the principal bedroom and benefits from good-sized built-in wardrobe, second bedroom and to complete this floor a family bathroom. Offered with No forward Chain.

FREEHOLD

EPC:C

COUNCIL TAX: C

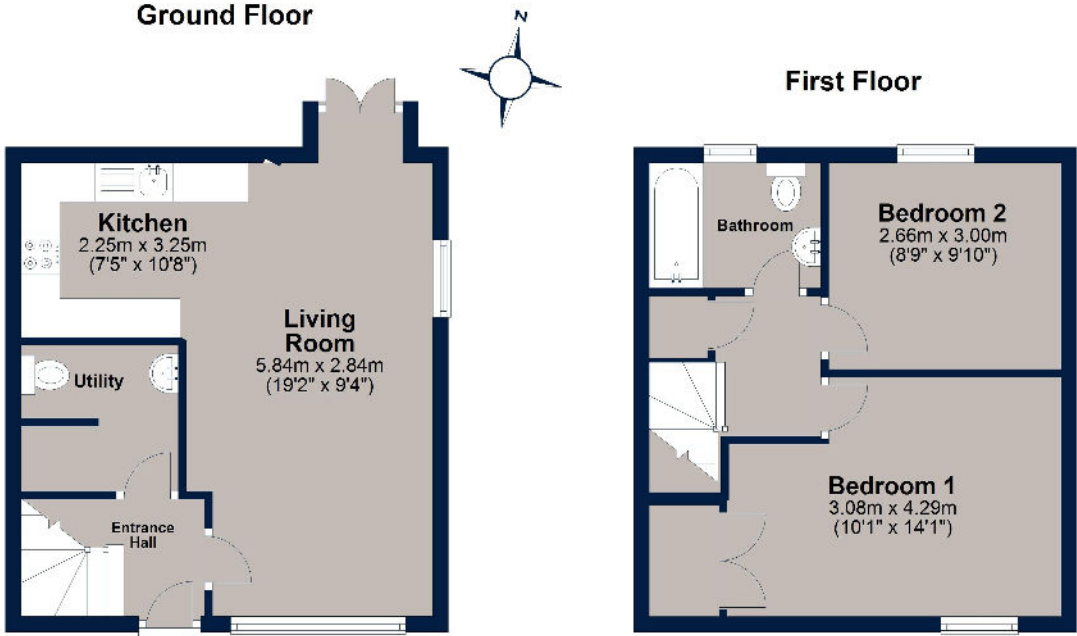
MAIN: Water, Gas and Electric.

SERVICE CHARGE: £10.00 per property per month (2023). Subject to annual review by residents at annual general meetings of management company





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Total area: approx. 63.2 sq. metres (680.6 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.



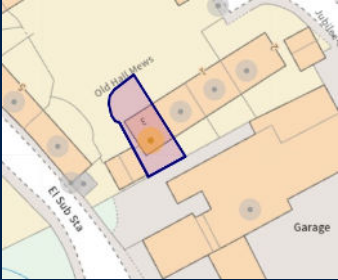
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The village of Cottesmore lies in the north of Rutland, surrounded by rolling countryside and just three miles from the A1. The village has a post office, a pub and a primary school, while the bustling towns of Stamford and Oakham are both within easy reach. The towns 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		91 B
69-80	C	76 C	
55-68	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