



**Ashwell Road, Cottesmore**  
Oakham, Rutland, LE15 7BX



## Ashwell Road, Cottesmore Oakham, Rutland, LE15 7BX £375,000 Freehold

**\*\* SOLD STC PRIOR TO MARKETING \*\***

Presented in good condition throughout, this detached family home is situated in the popular village of Cottesmore, only 4.3 miles from Oakhams historic market town centre and train station. Having been extended over the years to create flexible living accommodation, the property offers a generously sized living/dining room, study, kitchen, WC, four bedrooms, three-piece bathroom, separate shower room, integral garage and south-facing garden.

With the market still extremely buoyant and offering the most fantastic rolling countryside views to the front aspect, this is a must view at the earliest convenience.

Sitting over two floors the property is entered via the front porch an ideal space to store shoes and coats. You're immediately welcomed into the entrance hall where stairs flow to the first-floor landing and doors provide access into the living accommodation. The spacious light and airy living/dining room sit front to back which offers a window overlooking the front garden and double doors open to the rear garden. The useful study sits to the rear of the property again with a window overlooking the rear garden. The kitchen offers plenty of floor to wall base units and you will find integrated appliances, such as a fridge/freezer, electric oven, hob, washing machine and space for a freestanding dishwasher. Downstairs is finished with the useful WC. From the first floor's landing, you will find four bedrooms, three being good sized doubles and a smaller single. Bedroom two sitting to the front has built-in storage and fantastic field views. You will also find a three-piece bathroom and separate shower room to finish the upstairs accommodation.

Externally the property is well kept with a driveway providing off road parking for several vehicles and a single garage with an electric roller door. Side access leads you to the rear SOUTH facing garden which is easy to maintain, mainly laid to lawn and enclosed by timber fence.



#### Entrance Porch

8'9 x 3'9 (2.67m x 1.14m)

#### Entrance Hall

18'10 x 6'2 (5.74m x 1.88m)

#### Living / Dining Room

31'4 x 12'6 (9.55m x 3.81m)

#### Study

11'7 x 8'2 (3.53m x 2.49m)

#### Kitchen

8'4 (2.54m)

#### WC

4'7 x 4'2 (1.40m x 1.27m)

#### First Floor Landing

20'7 x 5'11 (6.27m x 1.80m)

#### Master Bedroom

20'11 x 9'11 (6.38m x 3.02m)

#### Bedroom Two

12'1 x 11'4 (3.68m x 3.45m)

#### Bedroom Three

13'8 x 7'11 (4.17m x 2.41m)

#### Bedroom Four

8'4 x 7'11 (2.54m x 2.41m)

#### Shower Room

5'7 x 2'4 (1.70m x 0.71m)

#### Bathroom

8'11 x 8'0 (2.72m x 2.44m)

#### Single Garage

13'10 x 7'9 (4.22m x 2.36m)

#### Outside

Externally the property is well kept with the front offering a driveway that leads to the single garage and a small front garden which is laid to lawn. Side access leads you to the rear SOUTH facing garden which is mainly laid to lawn and enclosed by timber fencing.

#### Free Independent Mortgage Advice from MAB

Buying a property doesn't need to be daunting or stressful. We have expert mortgage advisors on hand to provide free independent mortgage advice to help make your move successful and affordable. Our No-Nonsense Advisors can explore the whole mortgage market to accurately find you the best mortgage deal on the market today. To speak with one of our expert Mortgage Advisors call Newton Fallowell, Oakham.

#### Cottesmore Village

Cottesmore is a very popular village within Rutland, it's only 4.3 miles from Oakham, 3 miles from Rutland Water, 10.3 miles from Stamford and just 3.5 miles from the A1, great for commuter links. It has some good amenities within the village such as the local shop with post office, The Sun Inn Public House, a fish and chip shop, Colin Easson Motors (with fuel pumps) and the parish church of St Nicholas. Cottesmore has two primary schools St Nicholas C of E primary school and Cottesmore Primary School. The RF2 bus service comes through Cottesmore several times a day with routes to and from Oakham and Melton Mowbray.



**COUNCIL TAX INFORMATION:**

Local Authority: Rutland CC  
Council Tax Band: E

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

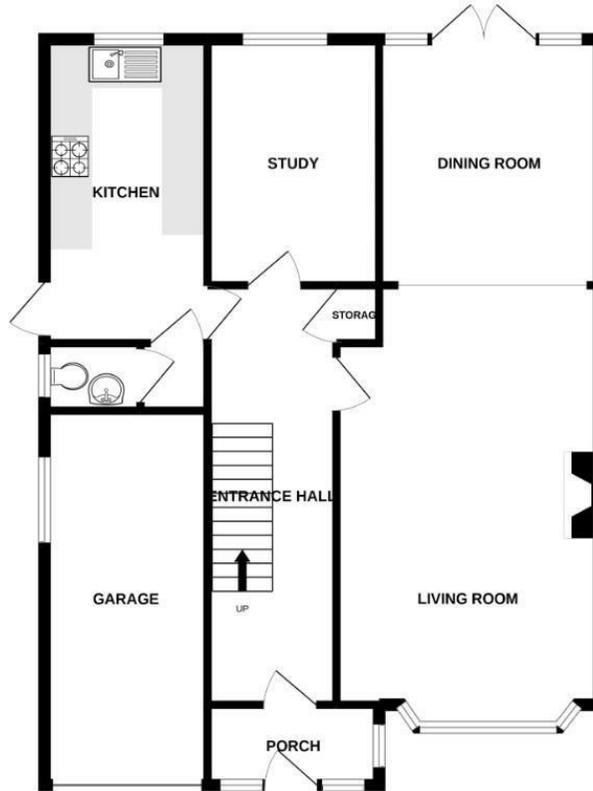
**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

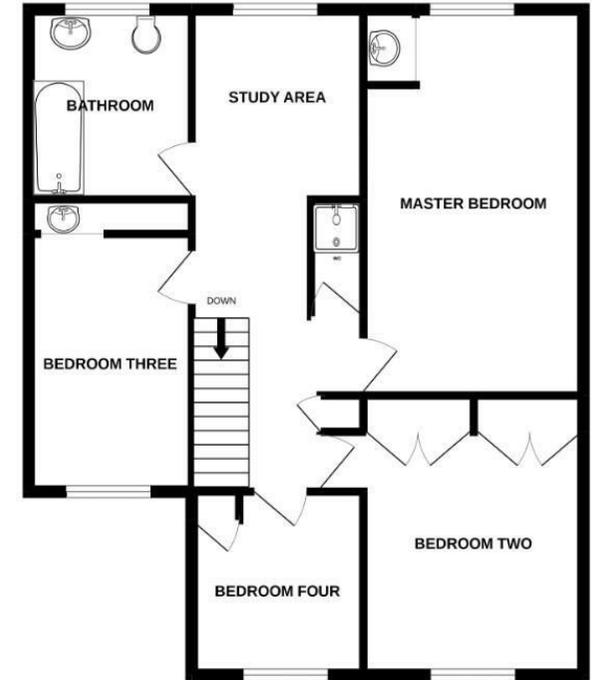
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



**GROUND FLOOR**  
889 sq.ft. (82.6 sq.m.) approx.



**1ST FLOOR**  
760 sq.ft. (70.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1649 sq.ft. (153.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	75
England & Wales		EU Directive 2002/91/EC	



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