



Cresswell Drive, Cottesmore
Asking Price Of £350,000



Located on a quiet and sought after estate in Cottesmore, this extended property combines modern open plan family living with generous proportions. The home is positioned on a good-sized plot with field views to the rear and parking for multiple vehicles.

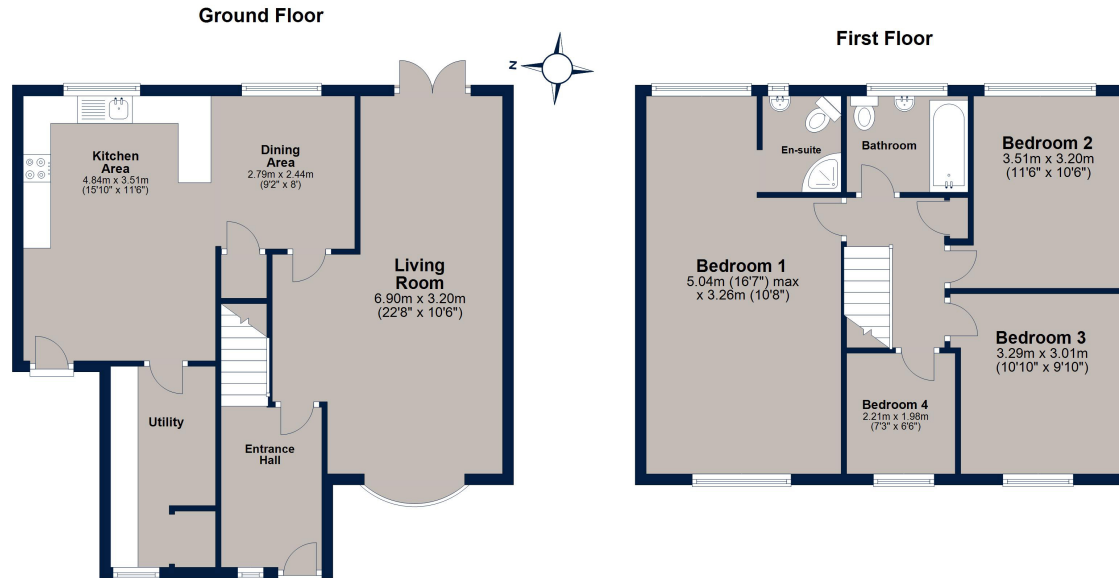
The property has been thoughtfully configured to provide an entrance hall, contemporary kitchen dining room, separate living room which all overlooking the garden. The first floor offers three well-appointed bedrooms along with a single bedroom and a family bathroom; the principal bedroom has an en-suite shower room. Outside is a southeast facing garden mainly laid to lawn garden with a patio, decked area, large wooden shed and outside bar area. There is a driveway to the front of the property for several vehicles. The current owners have lovingly refurbished the property this includes new windows, external and internal doors, kitchen and bathroom, integrated appliances which includes electric oven, microwave, induction hob, double fridge and freezer are just some of the contemporary features. Call for more details and to arrange a viewing.

TENURE: Freehold
All mains' services
COUNCIL TAX: TBC
EPC: C





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Total area: approx. 124.4 sq. metres (1338.6 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.



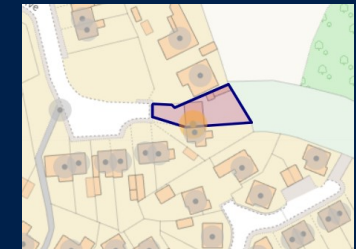
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The village of Cottesmore lies in the north of Rutland, surrounded by rolling countryside and just three miles from the A1. The village has a post office, a pub and a primary school, while the bustling towns of Stamford and Oakham are both within easy 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		87 B
69-80	C	78 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