



16 Harrier Close, Cottesmore, Oakham, LE15 7BT

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Modern Link Detached Family Home
- Open Plan Living & Dining Area
- Four Spacious Bedrooms
- Three Piece Family Bathroom & En-Suite Shower Room
- Private South Facing Rear Garden
- Stunning Field Views
- Off Road Parking
- EPC Rating C
- Freehold

£350,000





Situated in the popular village of Cottesmore which is within only a short drive from Oakham's historic market town centre and the train station is this well-maintained link detached family home. The property offers a good-sized open plan living/dining area, kitchen, downstairs WC, four bedrooms, ensuite shower room, family bathroom and field views. An internal viewing is essential at the earliest opportunity.

As you approach the property from the front the entrance door leads into a light and airy hallway with a downstairs WC, a large under-stairs storage cupboard and stairs leading to the first-floor landing. From here the spacious kitchen sits at the front of the property with the dining and living areas provide ample family space and direct access out into the rear garden through a set of patio doors. Several eye-and base-level units make up the kitchen, along with a range of integral appliances. From the first-floor landing, there are four good-sized bedrooms comprising three large doubles and one small double and the modern three-piece family bathroom. The master bedroom includes a three-piece en-suite shower room.

Externally the property is well-kept and easy to maintain. To the front, you will find a small front garden, parking for two vehicles that leads to the single garage. The rear garden is mainly laid to lawn and enclosed by timber fencing with stunning field views at the rear.

Room Measurements

Entrance Hall 4.08m x 1.37m (13.4ft x 4.5ft)

Storage 1.56m x 1.4m (5.1ft x 4.6ft)

Downstairs WC 1.62m x 1.3m (5.3ft x 4.3ft)

Kitchen 3.46m x 3.09m (11.4ft x 10.1ft)

Living/Dining Room 6.33m x 4.05m (20.8ft x 13.3ft)

First Floor Landing 4.17m x 2.79m (13.7ft x 9.2ft)

Bedroom One 3.89m x 3.37m (12.8ft x 11.1ft)

En-Suite 2.07m x 1.62m (6.8ft x 5.3ft)

Bedroom Two 3.46m x 2.37m (11.4ft x 7.8ft)

Bedroom Three 3.14m x 2.33m (10.3ft x 7.6ft)

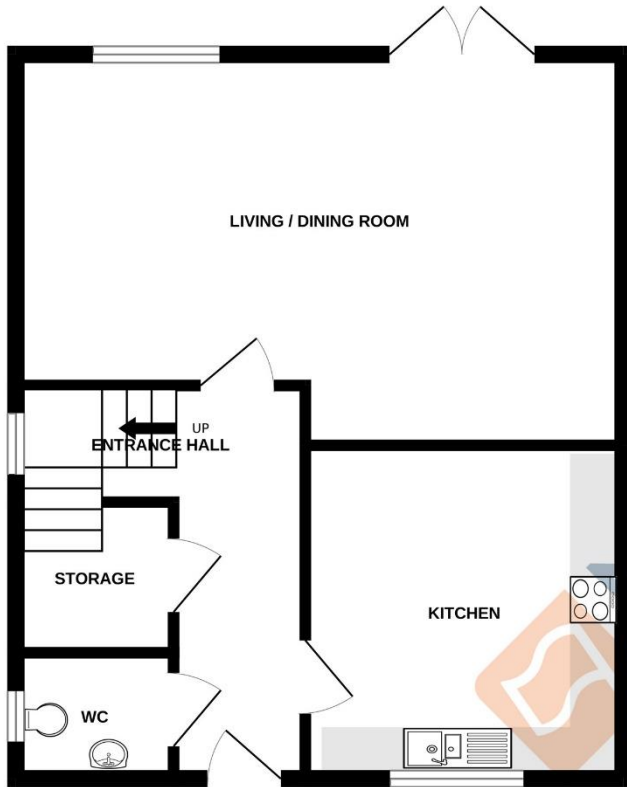
Bedroom Four/Study 3.13m x 2.05m (10.3ft x 6.7ft)

Bathroom 2.07m x 1.73m (6.8ft x 5.7ft)

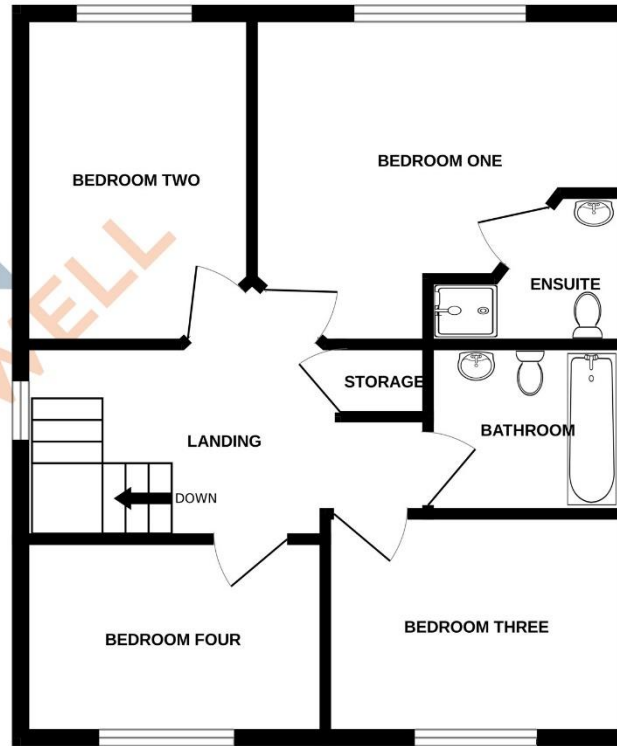
Location

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. Offering local amenities such as a village shop and Post Office, fish & chip shop, car garage, the popular Sun Inn public house, two primary schools and the 13th Century St Nicholas' Church. The area also benefits from Outstanding Independent and state secondary schools within a short drive to Oakham or Uppingham. Oakham train station is only a short drive and provides CrossCountry services between Birmingham New Street and Stansted Airport or Cambridge and a Midlands Railway service to London St Pancras.

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



HARRIER CLOSE, COTTESMORE, LE15 7BT

TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

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 £300 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 £200 if you use their services.