



17 Austhorp Grove, Cottesmore, Oakham, LE15 7BY

 **NEWTON FALLOWELL**



3 1 2

## Key Features

- Detached Bungalow
- Sought After Village Location
- Spacious Living Room
- Open Plan Kitchen
- Three Double Bedrooms
- Family Bathroom
- Large Rear Garden
- Single Garage
- EPC Rating D
- Freehold

Guide price £465,000 - £475,000







**\*\* GUIDE PRICE £465,000 - £475,000 \*\***

Located in a tranquil cul-de-sac within the sought-after village of Cottesmore, this expansive three-bedroom bungalow occupies an impressive plot. The residence encompasses a living room, kitchen, three double bedrooms, a spacious conservatory, bathroom, separate WC, wrap-around garden, and a single garage. Internal viewings are strongly recommended at your earliest convenience.

Upon entering from the front, you'll find a generous porch area, perfect for storing shoes and coats. From here, you can access the entrance hall, which leads to the various living spaces. The bright and airy living room is positioned at the front of the property, featuring a sizable window that offers a view of the front aspect. The kitchen is equipped with ample wall-to-floor base units and integrated appliances, complemented by a stylish breakfast bar and a window overlooking the enchanting rear garden. The kitchen seamlessly flows into the spacious conservatory, creating an open-plan living experience. Additionally, the conservatory provides convenient access to the rear garden via a lean-to. The three double bedrooms are situated to the left of the property and are accessible from the hallway with bedroom one including double doors leading to the rear garden. Completing the internal layout is the family bathroom and a separate WC.



Externally, a substantial driveway accommodates multiple cars, while the front garden is predominantly laid to lawn with charming shrub borders. The rear garden is impeccably landscaped, offering mature shrubs and trees that ensure privacy. Access to the rear garden is facilitated by gates on either side of the bungalow. The property also includes a single garage which is accessed via the driveway.





Porch 2.83m x 2.02m (9.3ft x 6.6ft)

Entrance Hall 4.63m x 1.8m (15.2ft x 5.9ft)

Living Room 4.94m x 3.66m (16.2ft x 12ft)

Kitchen 4.16m x 2.96m (13.6ft x 9.7ft)

Conservatory 5.91m x 2.99m (19.4ft x 9.8ft)



Utility Room 2.99m x 2.01m (9.8ft x 6.6ft)

Bathroom 1.97m x 1.7m (6.5ft x 5.6ft)

Bedroom One 3.62m x 6.11m (11.9ft x 20ft)

Bedroom Two 3.63m x 3.55m (11.9ft x 11.6ft)

Bedroom Three 3.63m x 2.79m (11.9ft x 9.2ft)



Garage 4.54m x 3.38m (14.9ft x 11.1ft)

### 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, fish & chip shop, car garage, the popular Sun Inn public house, two primary schools and the 13th Century St Nicholas' Church.



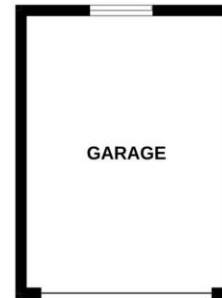
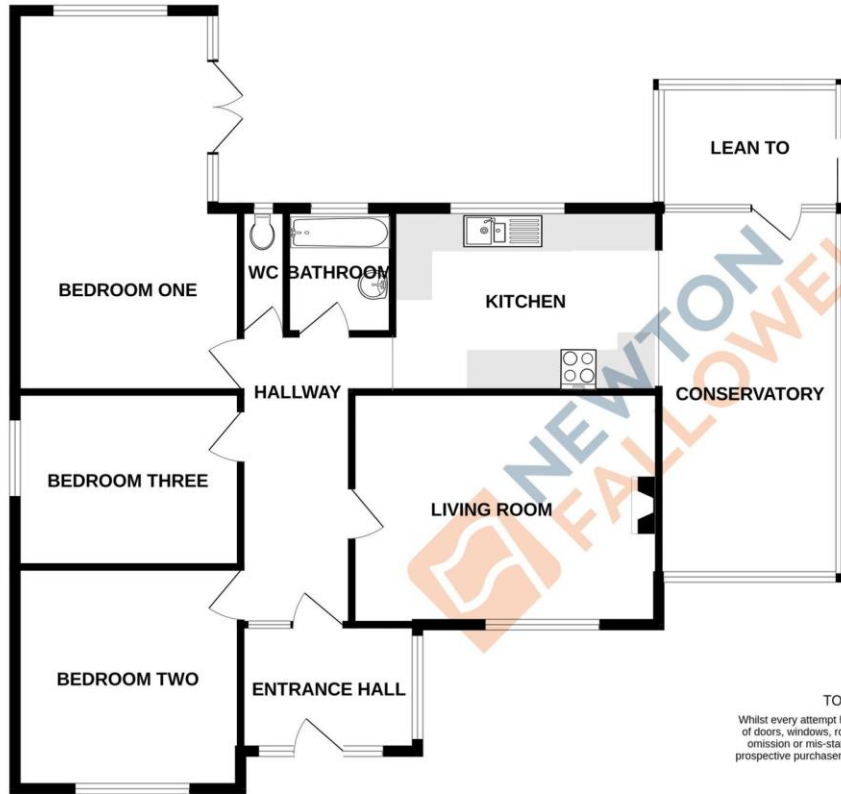






GROUND FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.

GARAGE  
164 sq.ft. (15.3 sq.m.) approx.



17 AUSTHORPE GROVE, COTTESMORE

TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: D

**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.