



23 Wenton Close, Cottesmore, Rutland, LE157DR

 **NEWTON FALLOWELL**



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Open Plan Living Room / Kitchen
- Driveway Providing Off Road Parking
- Front And Rear Gardens
- Country Views To The Rear
- Refurbished To A High Standard
- Sought After Village Location
- EPC Rating C
- Freehold

Offers in excess of £300,000





Located within the sought-after village of Cottlesmore, this refurbished spacious two-bedroom bungalow is presented to a high standard and offers stunning countryside views. The property boasts two double bedrooms, an open-plan kitchen/living room, family bathroom and sits on an impressive plot with ample off-road parking. CALL TO VIEW!

Entering via the front door leads into the entrance porch area, perfect for storing shoes and coats, this provides access to the open plan lounge/kitchen that sits to the front of the property. The lounge area features an inset log burner and a window providing a view to the front aspect, this flows through to the kitchen that boasts floor-to-ceiling units, an integrated dishwasher, space, and plumbing for a washing machine, and a window and access door to the side aspect. From the lounge/kitchen, you access the rear hallway that provides access to the two bedrooms and family bathroom. Both bedrooms sit to the rear of the property and both feature large double French doors to the rear garden. Completing the internal accommodation is the stunning family bathroom that is majority tiled and boasts a P-shaped bath with shower & screen, contemporary style square wash hand basin inset to a vanity unit, close coupled W.C with half and full flush with a hidden cistern, and a heated towel rail.



Externally the property offers a driveway providing off-road parking for several vehicles and a decorative low-level wall to the front boundary. Double gates provide access to the side of the property and this side section flows through to the rear garden. To the rear of the property is a fully enclosed garden that is majority laid to lawn with borders of plants & shrubs and features a patio seating area with a pergola, wooden garden shed, and stunning open field views.



Room Measurements

Porch 2.48m x 0.88m (8'1" x 2'11")

Lounge 4.95m x 4.30m (16'2" x 14'1")

Kitchen 3.95m x 2.68m (13'0" x 8'10")

Bathroom 2.68m x 1.69m (8'10" x 5'6")

Bedroom One 4.59m x 3.29m (15'1" x 10'10")

Bedroom Two 3.69m x 2.90m (12'1" x 9'6")

Village Information

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.







WENTON CLOSE, LE15 7DH

TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

We have every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of ducts, windows, stairs 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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland District 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.