



12 Toll Bar, Cottesmore, Oakham, LE15 7DP

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Driveway Providing Off Road Parking
- Enclosed Rear Garden With Outbuilding
- Popular Village Location
- NO CHAIN
- EPC Rating E
- Freehold

£285,000





Located in the sought-after village of Cottesmore and being sold with NO CHAIN is this three-bedroom semi-detached family home. The property is situated on a good-sized plot with a driveway providing off-road parking and an enclosed rear garden and would make an ideal project for a growing family or investor.

Entering via the front door leads to the entrance porch that provides access to the living room. The living room boasts a brick-built fireplace, window to the rear aspect, and stairs to the first floor. Flowing from the living room is the dining room which features an inset log burner, tiled floor, and storage alcoves. Located to the rear of the property is the breakfast kitchen and family bathroom. The Breakfast kitchen has been re-fitted and boasts an inset stainless-steel sink and drainer, free-standing cooker, stainless steel extractor, and a widow to the rear aspect. Completing the downstairs accommodation is the family bathroom that offers a panel bath with shower & screen, close coupled W.C. with half and full flush, and a pedestal wash hand basin. Upstairs the landing provides access to the three bedrooms and separate W.C with bedrooms one & two boasting fireplaces and bedroom three offering a view to the front aspect.



Externally the property features a driveway to the front aspect that provides off-road parking and to the rear is an enclosed garden with a brick-built outbuilding that could be converted to a multitude of uses.



Entrance Porch 2.89m x 1.58m (9'6" x 5'2")

Dining Room 6.46m x 2.69m (21'2" x 8'10")

Lounge 3.85m x 3.65m (12'7" x 12'0")

Kitchen 4.03m x 2.68m (13'2" x 8'10")



Bathroom 3.05m x 1.37m (10'0" x 4'6")

Bedroom One 4.13m x 2.78m (13'6" x 9'1")

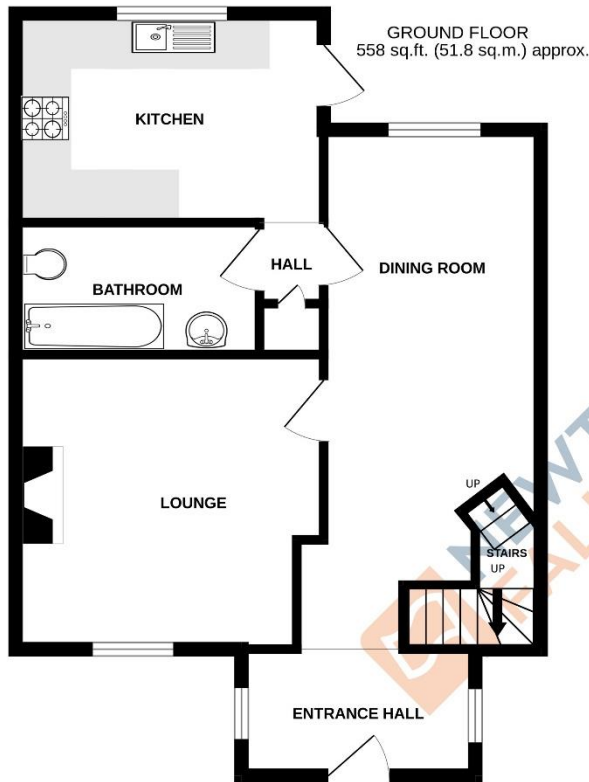
Bedroom Two 3.07m x 3.04m (10'1" x 10'0")

Bedroom Three 3.26m x 2.14m (10'8" x 7'0")

WC 2.16m x 1.08m (7'1" x 3'6")







TOLL BAR, COTTESMORE, OAKHAM LE157DP

TOTAL FLOOR AREA: 920 sq.ft. (85.4 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		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland District Council
Council Tax Band: B

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.