



27 The Leas, Cottesmore, Oakham, LE15 7DG

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Large Detached Family Home
- Three Double Bedrooms
- En-Suite To Master
- Two Reception Rooms + Conservatory
- Breakfast Kitchen
- Detached Double Garage
- Stunning Wrap Around Landscaped Garden
- Re-furbished By The Current Owners
- EPC Rating D

£675,000





Fox Cottage is a beautifully presented three-bedroom detached family home built in stone and offering an abundance of character features throughout. The property is situated in the popular village of Cottesmore with easy access to both Oakham & Stamford. The property is presented in a stunning condition and has been upgraded over the years by the current sellers whilst retaining a lot of the period charm that comes with owning a property of this calibre. The flexible accommodation offers two fantastic reception rooms with feature fireplaces, an open plan family-sized breakfast kitchen, three spacious bedrooms with an en-suite to the master, and a stunning family bathroom. The property is positioned with a private wrap-around plot within the heart of the village, the extensive grounds offer a variety of lawned gardens and maturely planted borders. The plot also encompasses a detached double garage.

Entering via the front door leads into the light and airy entrance hall that features a stone-tiled floor, inset ceiling spotlights & stairs flow to the first floor. From the entrance hall doors grant access to the breakfast kitchen, downstairs W.C., and snug. The useful downstairs W.C. boasts a close coupled W.C. with a hidden cistern and a wash hand basin inset to the vanity unit. Situated next to the entrance hall is the snug that boasts a stone tiled floor, a feature fireplace with an electric fire, and a bay window to the front aspect. Flowing through from the entrance hall is the stunning open plan breakfast kitchen that features a stone tiled floor, integrated hob with extractor, integrated double oven, tiled splashbacks, windows to the front and rear aspects, and a vertical contemporary style radiator. From the breakfast kitchen, you have access to the lounge/diner and utility room. The lounge/diner offers a stone-tiled floor, exposed beams, a fireplace with an inset multi-fuel log burner, two UPVC box sash windows to the rear

aspect, and inset ceiling spotlights. Leading from the lounge/diner is the conservatory that boasts double French doors to the rear garden. Completing the downstairs accommodation is the useful utility room that offers an inset stainless steel sink and drainer, space, and plumbing for a washing machine, and a window to the conservatory. Upstairs the property offers three double bedrooms with an en-suite to the master and a family bathroom. Bedroom one sits above the lounge/diner and boasts dual aspect windows and a stunning en-suite and walk-in wardrobe. The en-suite boasts a shower cubicle with a screen, a floating modern square wash hand basin inset to a vanity unit, close coupled W.C., and a window to the side aspect. Bedroom two is located on the opposite gable end and also boasts dual-aspect windows. Bedroom three is positioned next to the master and offers a built-in wardrobe and a window to the rear aspect. Completing the upstairs accommodation is the family bathroom that is fully tiled and features a large corner bath, separate corner shower, close coupled W.C., a heated towel rail, and a window to the rear aspect.

Externally the property sits on a large wrap-around plot and is accessed via a double five-bar gate. To the front is a section of lawn with a low-level Shepard wall to the front boundary and a pathway that leads to the property. The stonechip driveway leads to the property and extends around to the detached double garage. The rear garden is fully enclosed and laid to lawn with borders of mature plants & shrubs and offers a patio seating area, pond, and wooden summer house.



Room Measurements

Entrance Hall 4.09m x 4.24m (13'5" x 13'11")

WC 1.36m x 1.82m (4'6" x 6'0")

Dining Room 3.75m x 4.28m (12'4" x 14'0")

Kitchen 4.07m x 4.62m (13'5" x 15'2")

Utility Room 2.41m x 4.35m (7'11" x 14'4")

Lounge 4.56m x 5.78m (15'0" x 19'0")

Conservatory 2.6m x 3.6m (8'6" x 11'10")

Bedroom One 4.14m x 4.49m (13'7" x 14'8")

Ensuite 1.47m x 3.15m (4'10" x 10'4")

Bedroom Two 3.08m x 4.55m (10'1" x 14'11")

Bedroom Three 3.5m x 3.91m (11'6" x 12'10")

Bathroom 2.28m x 2.71m (7'6" x 8'11")







THE LEAS, COTTESMORE, OAKHAM, LE157DG THE LEAS, COTTESMORE, OAKHAM, LE157DG

TOTAL FLOOR AREA : 2229 sq.ft. (207.1 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.