



8 Harrier Close, Cottesmore, LE15 7BT

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Extended Link-Detached Family Home
- Four Bedrooms
- En-Suite To Bedroom One
- Two Reception Rooms
- Garage + Driveway
- Enclosed South Facing Rear Garden With Open Field Views
- Presented To A High Standard
- Sought After Village Location
- EPC Rating C

£390,000





Located in the sought-after village of Cottesmore and offering a short drive to Oakham's town centre & well-serviced train station stands this stunning extended four-bedroom link-detached property. Boasting open field views to the rear and an immaculate interior this family home needs to be viewed to appreciate the accommodation on offer. The accommodation briefly comprises the entrance hall, kitchen, lounge/diner, study/hobby room, downstairs W.C., four bedrooms with an en-suite to bedroom one, and a family bathroom.

Entering via the front door leads into the light and airy entrance hall where stairs flow to the first floor and doors grant access to the kitchen, lounge/diner, downstairs W.C., and understairs storage cupboard. The modern kitchen is positioned to the front of the property and boasts floor-to-ceiling units, square edge worktops with a tiled splashback, inset sink, and drainer + restaurant style mixer tap, integrated double oven, inset gas hob with a brushed steel finish, space and plumbing for a dishwasher, integrated wine rack, kickboard lighting, and wood flooring. Located at the rear of the property is the large lounge/diner that boasts an inset log burner, a double-glazed window to the rear aspect, double French doors to the rear garden, and a door to the study/hobby room. The study/hobby room boasts three velux skylight windows, and double French doors to the rear garden and offers a flexible space suitable for a multitude of uses. Completing the downstairs accommodation is the useful W.C. that features a close-coupled W.C. with half and full flush, a pedestal wash hand basin, and a double-glazed privacy window to the side aspect. Upstairs the property offers four bedrooms described as two double and two singles. Bedroom one is located to the rear of the property and offers a double-glazed window to the rear aspect, built-in wardrobes, and a door to the en-suite. The en-suite features metro-

style tiling, a close coupled W.C. with half and full flush & a hidden cistern, a heated towel rail, inset ceiling spotlights, a shower cubicle, and a contemporary style circular wash hand basin inset to a vanity unit. Also positioned to the rear of the property is bedroom two which offers a view to the rear aspect. Located to the front of the property are bedrooms three & four that both feature a window to the front aspect. Completing the upstairs accommodation is the stunning family bathroom that boasts a freestanding oval bath with LED uplighting and stainless steel fittings, a contemporary style square wash hand basin inset to a vanity unit, and a double-glazed privacy window to the rear aspect.

Externally the property offers a landscaped low maintenance frontage with a path that leads to the front door. The driveway provides off-road parking for several vehicles and leads to a single garage with an electric remote controlled roller garage door. To the rear is a fully enclosed south facing garden that is mainly laid to lawn with two patio seating areas and stunning open field views.



Room Measurements

Entrance Hall 4.26m x 1.4m (14'0" x 4'7")

WC 1.68m x 1.31m (5'6" x 4'4")

Kitchen 3.41m x 3.06m (11'2" x 10'0")

Living/Dining Room 6.33m x 3.41m (20'10" x 11'2")

Study/Hobby Room 6.54m x 3.46m (21'6" x 11'5")

Garage 5.02m x 2.81m (16'6" x 9'2")

Bedroom One 3.43m x 3.19m (11'4" x 10'6")

Ensuite 2.08m x 1.61m (6'10" x 5'4")

Bedroom Two 2.37m x 2.36m (7'10" x 7'8")

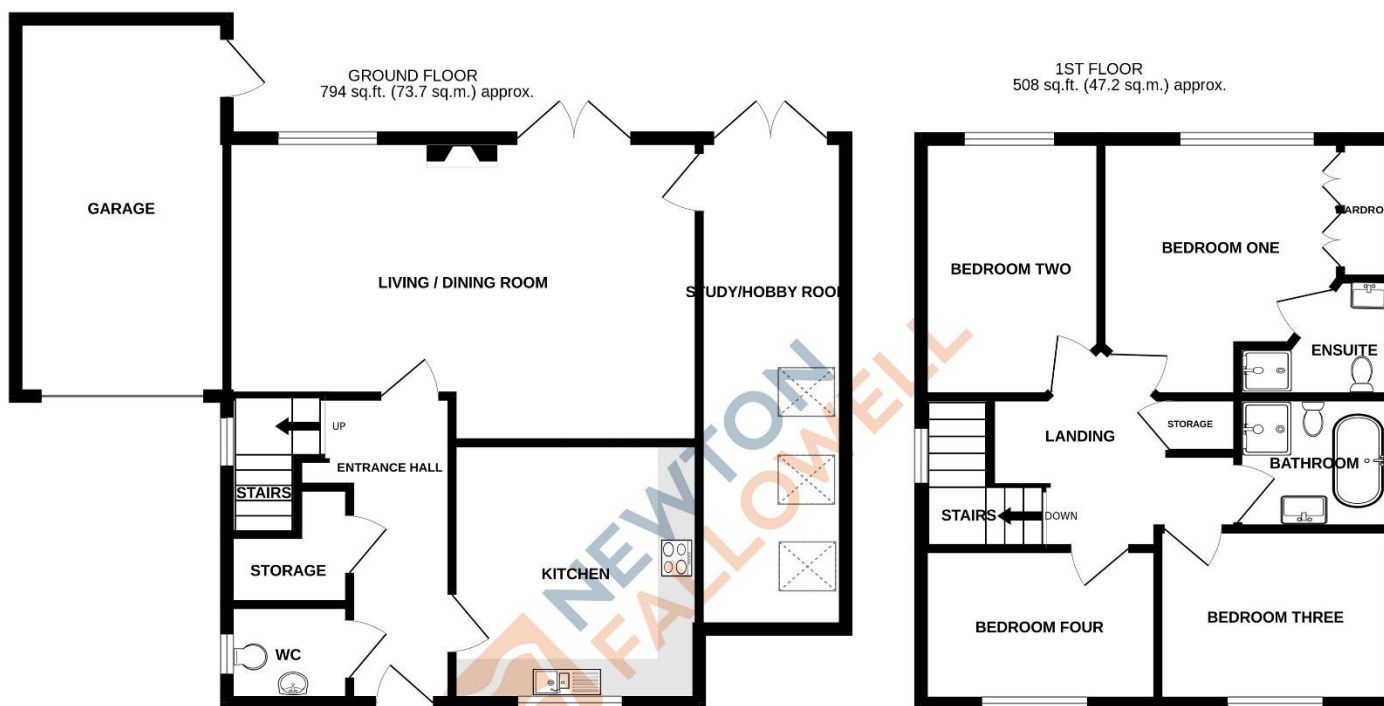
Bedroom Three 3.14m x 2.29m (10'4" x 7'6")

Bedroom Four 3.13m x 2.07m (10'4" x 6'10")

Bathroom 2.11m x 1.7m (6'11" x 5'7")







HARRIER CLOSE, COTTESMORE, LE15 7BT

TOTAL FLOOR AREA : 1302 sq.ft. (120.9 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		87 B
69-80	C	76 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.