



20 Heath Drive, Cottesmore, Oakham, LE15 7DF

 **NEWTON FALLOWELL**



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## Key Features

- Detached Bungalow
- Substantial Corner Plot
- 2 Double Bedrooms + 1 Single Bedroom
- En-Suite to Master Bedroom
- Spacious Kitchen / Diner
- Off Road Parking with Single Garage
- Private Enclosed Garden
- Desirable Rutland Location
- EPC Rating D
- Freehold

**£335,000**







Set on a substantial corner plot within the popular Rutland village of Cottesmore, this detached three-bedroom bungalow offers a fantastic opportunity to modernise and personalise a generously proportioned home. Benefitting from a single garage, spacious accommodation, and a sought-after setting, Heath Drive presents an ideal prospect for downsizers, families, or those seeking a property with excellent future potential.

The property is accessed via a welcoming entrance hall, which leads via the living room into a central hallway, offering excellent flow throughout the home. At the heart of the property is a spacious kitchen/diner, complete with an integrated oven and inset ceramic hobs. The kitchen benefits from views over the rear garden and offers ample space for informal dining.

A generously sized living room sits adjacent to the kitchen/diner, providing a light, airy, and flexible reception room. Three bedrooms are arranged around the central hallway, with bedroom one benefiting from an en-suite shower room. A further family bathroom serves the remaining two bedrooms, with additional internal storage enhancing the home's practicality.



Externally, the bungalow occupies a large corner plot offering both privacy and potential to further develop (subject to relevant consents). A single garage and ample driveway parking add to the property's desirability.

Located in a quiet cul-de-sac position within easy reach of Cottesmore's local amenities, Heath Drive offers a rare opportunity to create a spacious village home to personal taste, in one of Rutland's most desirable settings.





### Room Measurements

Entrance Hall 2.55m x 2.24m (8'5" x 7'4")

Living Room 4.84m x 4.28m (15'11" x 14'0")

Kitchen/Diner 4.52m x 2.58m (14'10" x 8'6")

Hallway 3.62m x 1.75m (11'11" x 5'8")

Bedroom One 4.01m x 2.72m (13'2" x 8'11")

Ensuite 1.45m x 1.41m (4'10" x 4'7")

Bedroom Two 3.54m x 2.73m (11'7" x 9'0")

Bedroom Three 3.16m x 2.7m (10'5" x 8'11")

Bathroom 2.65m x 1.41m (8'8" x 4'7")

Single Garage 5.02m x 2.65m (16'6" x 8'8")

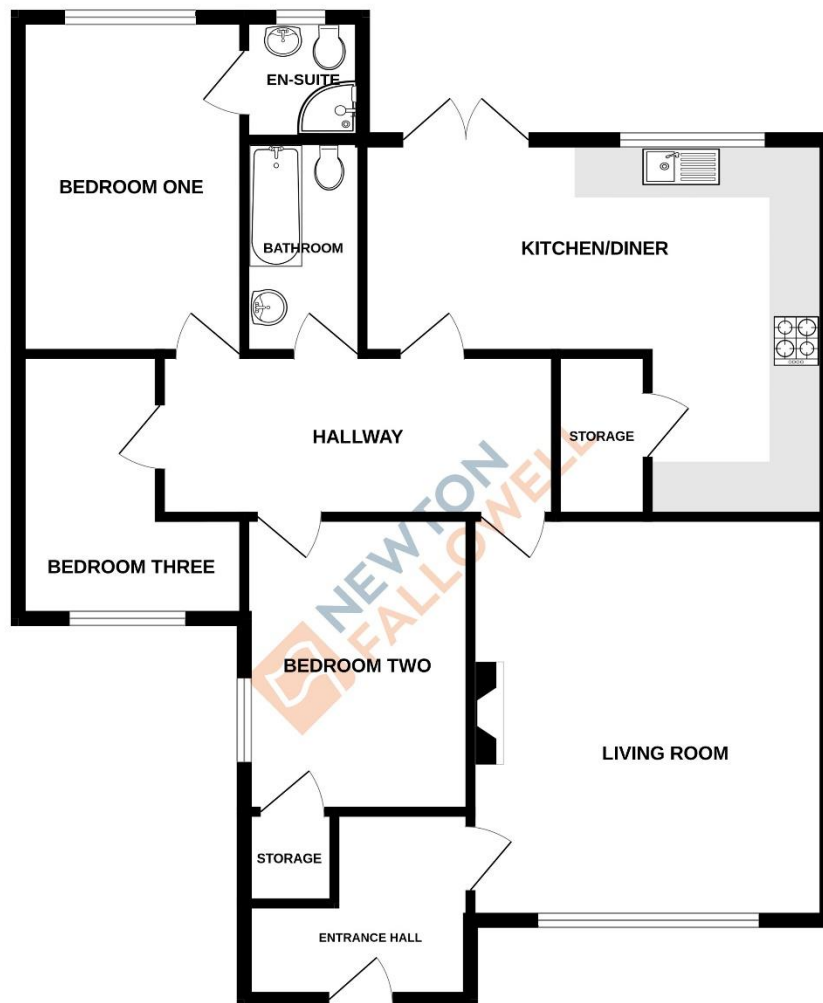








GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



HEATH DRIVE, COTTESMORE, LE15 7DF

TOTAL FLOOR AREA : 959 sq.ft. (89.1 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		81 B
69-80	C		
55-68	D	64 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.