



51 Westland Road, Cottesmore, Oakham, LE15 7DS

 **NEWTON FALLOWELL**

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Key Features

- Detached Bungalow with Countryside Views
- 2 Double Bedrooms With Scope For A Third
- Extensive Plot with Development Opportunity (STP)
- Extended, Spacious Living Area
- Off Road Parking With Single Garage
- Private, Well Maintained Garden
- Desirable Rural Location
- No Onward Chain

Offers Over £355,000





Offered to the market with no onward chain and set on a generous plot in the desirable Rutland village of Cottesmore, this detached two-bedroom bungalow enjoys open countryside views and offers excellent potential to modernise or extend. Peacefully located on Westland Road, this property combines a rural outlook with the convenience of nearby village amenities, as well as clear scope for development.

Entering via the front door, guests are welcomed into a large entrance hall, which provides excellent practicality before entering the main living accommodation. The central hallway of the property provides access to a generously sized living room, which enjoys copious natural light via its large bay window. Complementing the living room is the property's kitchen/breakfast room, which has been extended to provide additional family space.

On the opposing end of the property sit two well-sized double bedrooms, one of which currently benefits from a large dressing room. With a flexible layout and ample space, there is clear potential to reconfigure the property back to its original three bedroom layout. A fully tiled family shower-room completes the property's internal accommodation, consisting of a large walk-in shower, hand-wash basin, and W/C.

Externally, the property boasts a well-maintained, private rear garden backing onto open fields. A single garage and off-road parking for up to three vehicles provide excellent practicality, as well as further opportunity to develop the generous plot.

Westland Road presents a rare opportunity to secure a well-located bungalow in a sought-after village setting, with scope to make it your own.





Room Measurements

Enclosed Porch 3.01m x 2.67m (9'11" x 8'10")

Hallway 4.47m x 2.5m (14'8" x 8'2")

Living Room 4.93m x 3.68m (16'2" x 12'1")

Kitchen 4.27m x 2.94m (14'0" x 9'7")

Dining Area 4.77m x 1.72m (15'7" x 5'7")

Bedroom One 3.87m x 3.66m (12'8" x 12'0")

Bedroom Two 3.61m x 2.97m (11'10" x 9'8")

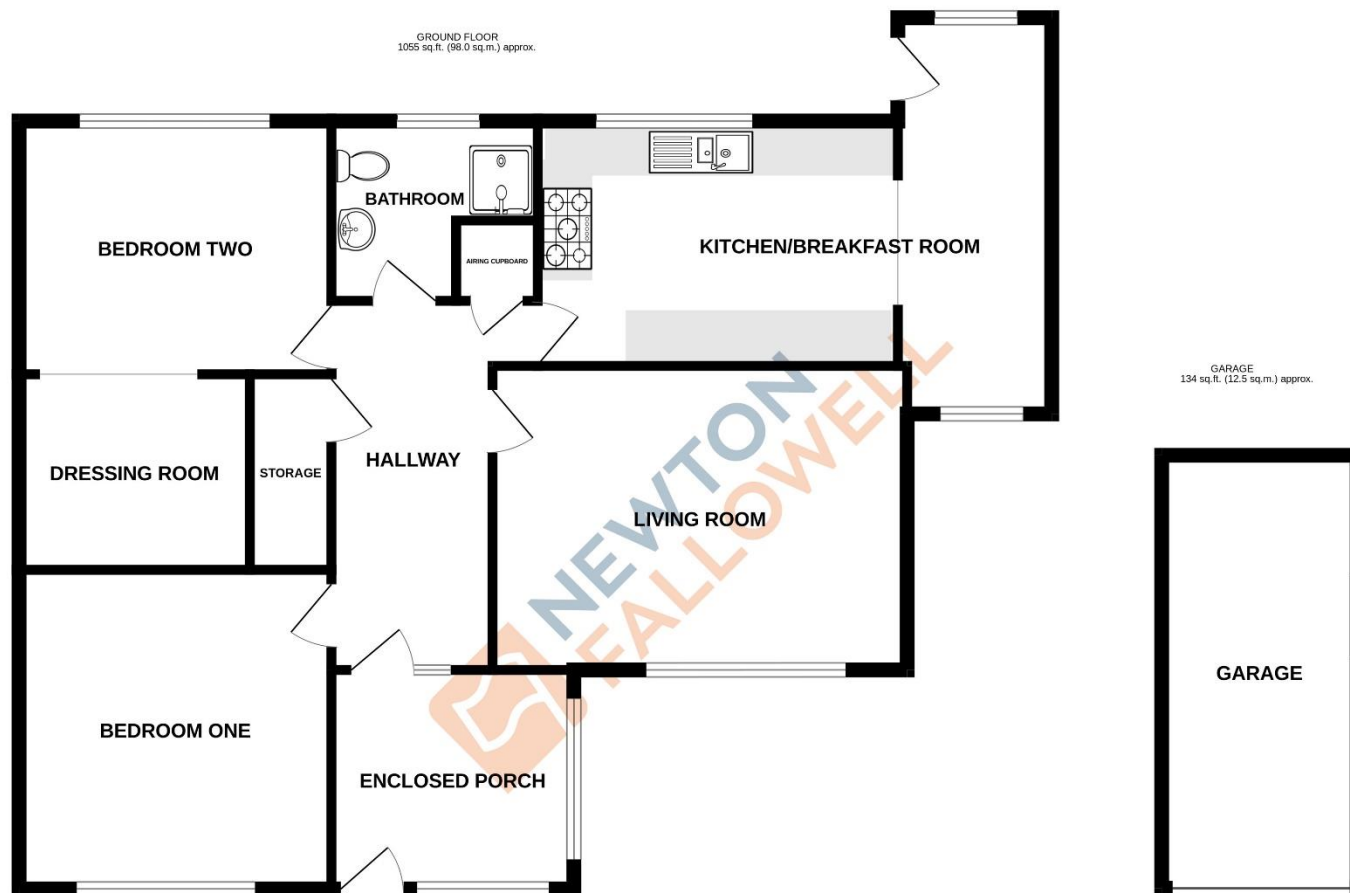
Dressing Room 3.61m x 2.45m (11'10" x 8'0")

Bathroom 2.5m x 1.67m (8'2" x 5'6")

Garage 5.25m x 2.37m (17'2" x 7'10")







WESTLAND ROAD, COTTESMORE, LE15 7DS

TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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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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.