



35 Westland Road, Cottesmore, Oakham, LE15 7DS

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Spacious & Extended Detached Family Home
- Four Generous Bedrooms
- Open Plan Kitchen & Breakfast Room
- Two Light & Airy Reception Rooms
- Views Over Open Fields
- Single Garage & Private Driveway
- Popular Village Location with Excellent Primary School
- No Onward Chain
- EPC Rating D
- Freehold

Guide Price £325,000





Situated in the popular village of Cottesmore is this extended family home, offering exceptional accommodation arranged over two floors, including an open plan breakfast kitchen, two reception rooms, four generous bedrooms, a four-piece family bathroom, and a separate en-suite. Offered for sale with no onward chain, this fantastic family home boasts an open view over fields from the rear garden, along with a private driveway and single garage. Properties within Westland Road benefit from a quiet location within a desirable village that offers a shop, public house, and an excellent rated primary school. Internal viewings are strongly recommended to fully appreciate this delightful family home.

As you approach the property from the front, the glazed uPvc front door leads into a useful porch area with a small area for coats and shoes. A further door leads through into the entrance hall, where doors flow to the ground floor accommodation and stairs lead to the first floor landing. The living area is positioned to the front of the home with views onto the front garden and boasts an opening through to the dining room. Both reception rooms feature focal point fireplaces and are filled with natural light. The dining area offers direct access to the rear garden. Further from the hallway, you have the spacious breakfast kitchen, fitted with a range of wall and base units, allowing ample space for a breakfast table for the whole family to enjoy. The ground floor is completed by a useful downstairs WC and utility area. From the first-floor landing, you'll find four generous bedrooms along with the four-piece family bathroom. The main bedroom offers a separate en-suite shower room - A unique feature that often isn't found on these homes.



The property enjoys a private plot within Westland Road and has a private driveway allowing off-road parking for two / three vehicles and leads to the single garage. The front and rear gardens are mainly laid to lawn with a selection of mature shrubs. The rear garden enjoys a tremendous view over open fields and some spectacular sunrises. Contact Newton Fallowell today for further information and your opportunity to view.



Entrance Porch 2.95m x 1.06m (9'8" x 3'6")

Entrance Hall 4.38m x 1.86m (14'5" x 6'1")

Living Room 3.85m x 3.85m (12'7" x 12'7")

Dining Room 3.85m x 3.8m (12'7" x 12'6")

Kitchen & Breakfast Room 5.23m x 3.25m (17'2" x 10'8")



WC 1.61m x 1.58m (5'4" x 5'2")

Utility Room 1.58m x 1.03m (5'2" x 3'5")

First Floor Landing 2.75m x 2.59m (9'0" x 8'6")

Bedroom One 4.23m x 3.11m (13'11" x 10'2")

En-Suite 2.64m x 1.29m (8'8" x 4'2")



Bedroom Two 3.67m x 3.13m (12'0" x 10'4")

Bedroom Three 3.99m x 3.85m (13'1" x 12'7")

Bedroom Four 3.11m x 2.38m (10'2" x 7'10")

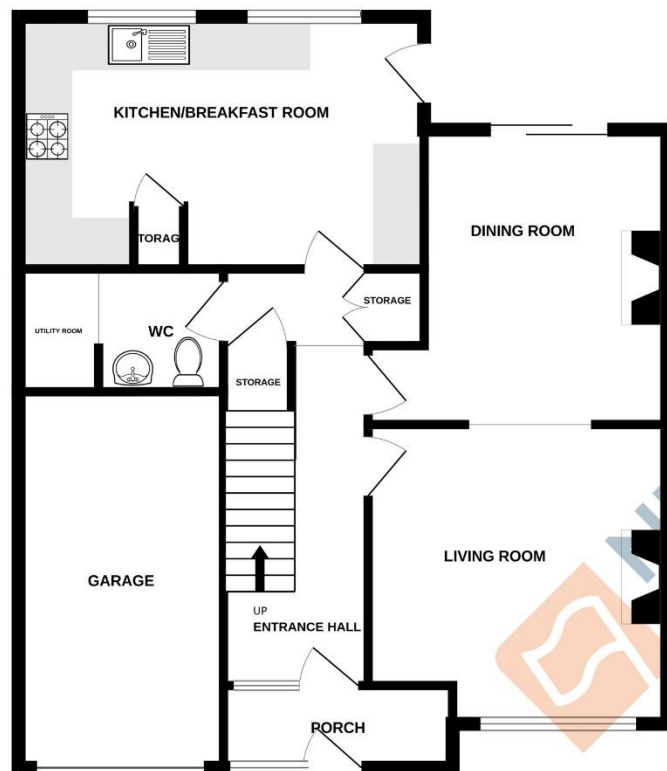
Family Bathroom 2.59m x 1.79m (8'6" x 5'11")

Single Garage 4.84m x 2.64m (15'11" x 8'8")

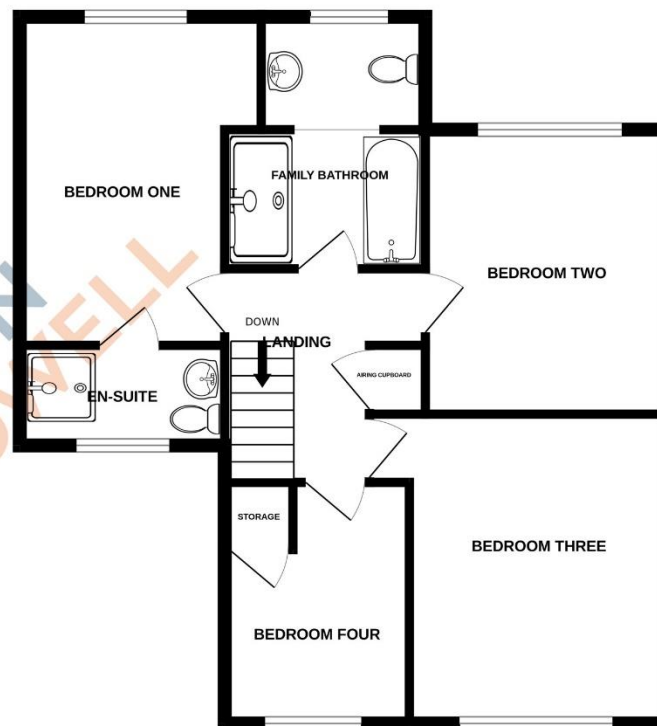




GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



WESTLAND ROAD, COTTESMORE, RUTLAND, LE15 7DS

TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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		
69-80	C		79 C
55-68	D	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 £62 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.