



14 Heath Drive, Cottesmore, Oakham, LE15 7DF

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Single-Storey Accommodation In Sought-After Rutland Village
- Two Spacious Double Bedrooms
- Large Rear Private Conservatory
- Fitted Kitchen With Access To Rear Garden
- Opportunity For Modernisation & Personalisation
- Generous Wrap-Around Plot With Off-Street Parking
- Collection Of Useful Outbuildings
- Private Cul-De-Sac Location With Proximity To Local Amenities
- EPC Rating C
- Freehold

£265,000





Set within a spacious wrap-around plot in the popular Rutland village of Cottesmore, this detached two-bedroom bungalow presents an excellent opportunity for those seeking single-storey living with the potential to enhance and personalise.

The accommodation is thoughtfully arranged with generous living accommodation throughout. A central entrance hall leads to a bright and well-proportioned living room, ideal for relaxation or entertaining. The kitchen sits to the front of the home and provides direct access to the entrance hall and rear garden, offering clear potential for modernisation or reconfiguration. Two comfortable bedrooms are located to the rear, including a spacious second bedroom with access to a large rear conservatory, which enjoys views across the garden. The layout is completed by a family bathroom and useful storage solutions.

Externally, the property benefits from a substantial corner plot with well-tended gardens that wrap around the home, providing multiple seating areas, planting opportunities, and a high degree of privacy. A detached single garage, off-street parking, and a collection of garden sheds and outbuildings add both practicality and potential for workshop or hobby use.

Offered with scope for light modernisation, this charming bungalow represents a rare opportunity to acquire a home with versatile accommodation and generous outdoor space, all within easy reach of local amenities, bus routes, and the nearby market town of Oakham.

Room Measurements

Entrance Hall 1.93m x 1.04m (6'4" x 3'5")

Living Room 4.88m x 4.27m (16'0" x 14'0")

Kitchen 3.59m x 2.77m (11'10" x 9'1")

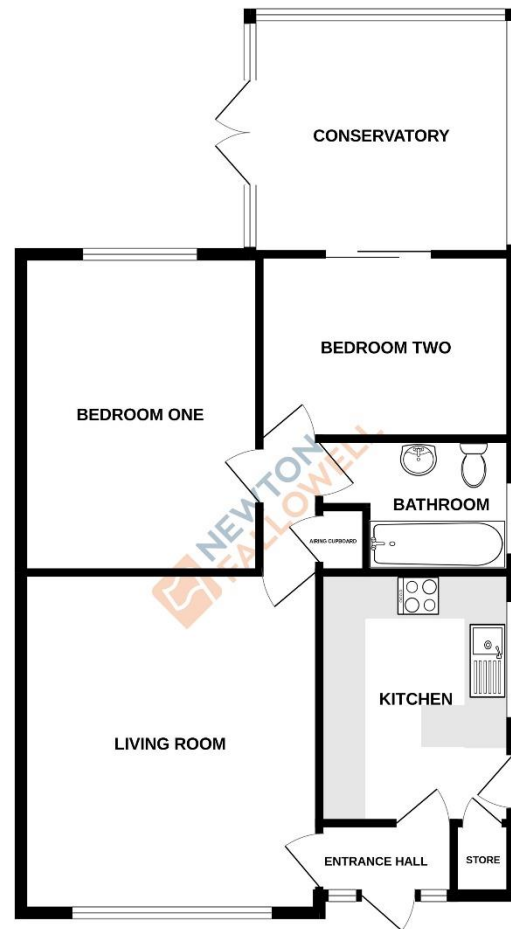
Bedroom One 4.56m x 3.42m (15'0" x 11'2")

Bedroom Two 3.63m x 2.64m (11'11" x 8'8")

Bathroom 2.77m x 1.92m (9'1" x 6'4")

Conservatory 3.76m x 3.43m (12'4" x 11'4")

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



HEATH DRIVE, COTTESMORE, OAKHAM, LE15 7DF

TOTAL FLOOR AREA: 847 sq.ft. (78.7 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 £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.