



34 Wenton Close, Cottesmore, Oakham, LE15 7DR

 **NEWTON FALLOWELL**

3 2 2

Key Features

- No Onward Chain
- Single-Storey Accommodation In A Desirable Rutland Village
- Generous Wrap-Around Plot With Well-Maintained Gardens
- Spacious Living Room With Front Garden Views
- Extended Kitchen/Dining Area Ideal For Entertaining
- Three Bedrooms With Flexible Layout
- Excellent Opportunity For Multi-Generational Living
- Off-Street Parking Including Carport & Driveway
- Freehold

£340,000





Offered to the market with no onward chain, Wenton Close presents an excellent opportunity for those seeking single-storey accommodation in a desirable Rutland village. With an excellent plot and scope for light modernisation, this bungalow also offers potential for multi-generational living, benefitting from a converted garage.

Entering via the front door, the property's hallway provides central access to the main living and sleeping accommodation. To the left of the hallway, a spacious living room is complemented by views of the front garden and an electric fire. Situated behind the living room, to the rear of the property, lies the heart of the home: a generous herringbone kitchen leading to an extended kitchen/dining area, with access to both the side and rear gardens - ideal for entertaining and al fresco dining throughout the summer months.

The master bedroom sits to the front of the property and is generously proportioned to accommodate a king-size bed and wardrobe furniture. Similarly to the living room, the master bedroom benefits from views over the front garden. This bedroom is served by the property's three-piece shower room, which is conveniently centrally located.

Bedroom Two's characteristics have been altered somewhat by the garage conversion into a self-contained annex; however, it still boasts scope for either sleeping or living accommodation, depending on the buyer's preference.

Bedroom Three, alongside its adjacent bathroom and private side access, provides a rare opportunity for multi-generational living. Whilst the area may benefit from light modernisation, this layout offers a practical and valuable arrangement for many families.

Externally, the property benefits from a wrap-around plot and well-maintained gardens, as well as off-street parking for three or more vehicles via a carport and front driveway. The front garden enjoys a good level of privacy and is situated within a quiet and sought-after residential area of Cottesmore.





Room Measurements

Hallway 4.96m x 1.67m (16'4" x 5'6")

Living Room 4.88m x 3.74m (16'0" x 12'4")

Kitchen 4.24m x 2.81m (13'11" x 9'2")

Dining Room 3.72m x 3.04m (12'2" x 10'0")

Shower Room 2.35m x 1.78m (7'8" x 5'10")

Bedroom One 3.87m x 3.74m (12'8" x 12'4")

Bedroom Two 3.87m x 3.32m (12'8" x 10'11")

Bedroom Three 4.31m x 2.43m (14'1" x 8'0")

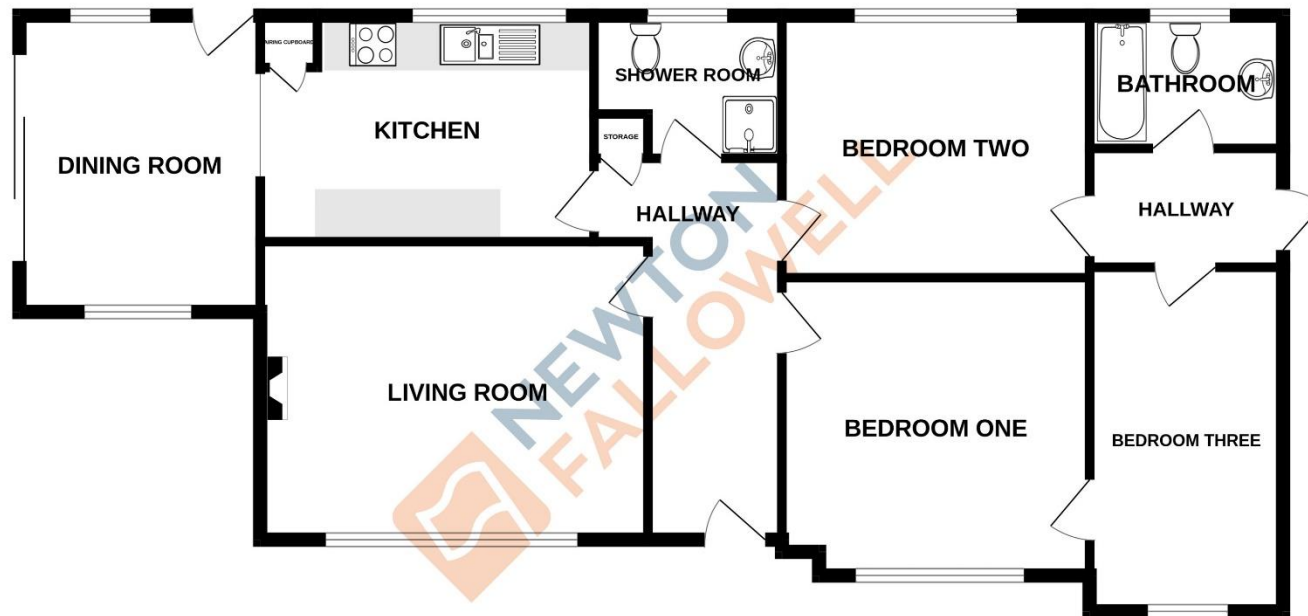
Hallway 2.43m x 1.53m (8'0" x 5'0")

Bathroom 2.43m x 1.67m (8'0" x 5'6")





GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



WENTON CLOSE, COTTESMORE, OAKHAM, LE15 7DR

TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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: D

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.