



Nether Close, Cottesmore

A well-presented three-bedroom home set in a quiet cul-de-sac in the popular Rutland village of Cottesmore.

FEATURES

- Semi Detached Family Home Situated In A Prime Location
- Utility Room
- Three Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Village Amenities Nearby





ACCOMMODATION

The ground floor features a welcoming reception room to the front. The dining room leads through to the kitchen creating a sociable flow ideal for family meals or hosting. A rear utility room adds extra storage and practicality, and also leads out to the garden.

Upstairs, the property offers three bedrooms. The main bedroom is positioned at the front and is complemented by two further bedrooms. The family bathroom, complete with a shower-over-bath, serves all bedrooms and is accessed via the central landing.



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EXTERNAL

Externally, the property benefits from a private rear garden with patio and lawn. A driveway to the front provides off-road parking and completes this attractive village home.

Nether Close is located in the charming village of Cottesmore, just a short drive from Oakham and other Rutland market towns. The village offers local amenities including a shop, pub, primary school and countryside walks. With good road links and access to Rutland Water, it's a desirable rural location with a strong community feel.



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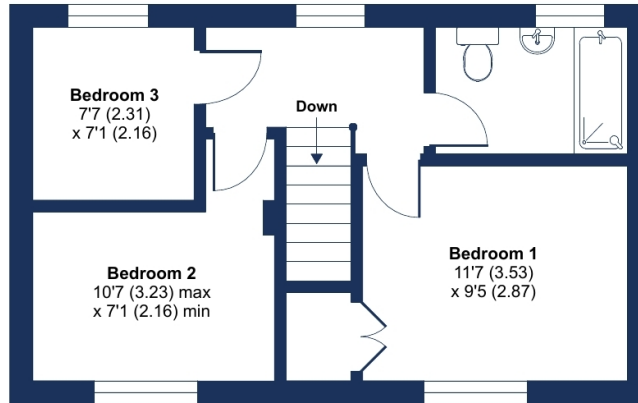
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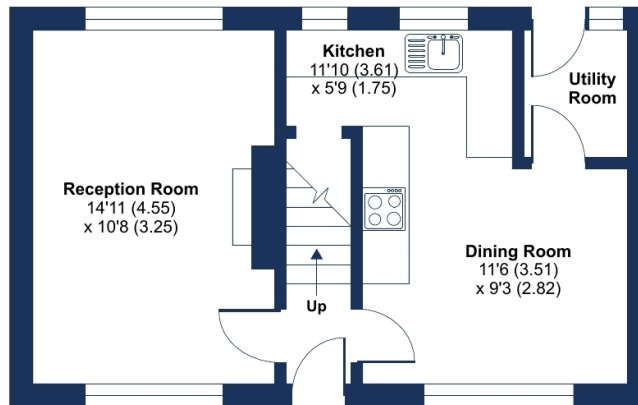
Nether Close, Cottesmore, Oakham, LE15

Approximate Area = 792 sq ft / 73.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Moores Estate Agents. REF: 1299660



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		84
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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