



Mill Lane, Cottesmore

This spacious and well-designed detached bungalow offers excellent accommodation throughout and is set on a generous, mature plot in a highly sought-after and quiet location.

FEATURES

- Detached Modern Bungalow Situated In A Prime Location
- Open Plan Kitchen Diner
- Living Room With Feature Log Burner
- Three Bedrooms and a Study
- Double Garage
- Garden to Three Sides with South Facing Rear
- Popular Village Location





ACCOMMODATION

This spacious and well-designed detached bungalow offers excellent accommodation throughout and is set on a generous, mature plot in a highly sought-after location.

The property has been thoughtfully extended, creating a superb study/home office in addition to its already well-balanced layout, making it ideal for modern family living or those seeking single-level convenience without compromising on space.

The accommodation includes a large living room with double doors opening to the garden with feature gas log burner, a bright dining area, and a well-proportioned kitchen with adjoining utility area and WC. The bedroom wing offers three good-sized bedrooms, including a particularly spacious main bedroom with fitted wardrobes and excellent potential to add an en suite bathroom (subject to planning permission). A modern shower room serves the remaining bedrooms.

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EXTERNAL

Outside, the property enjoys a fantastic plot with ample driveway parking and a double garage, which also benefits from a usable loft storage above with electricity and lights. The layout of the home, combined with the size of the plot, offers exciting scope for further improvement or extension (STPP).



Cottesmore is a popular Rutland village offering a close-knit community feel along with a range of local amenities, including a village shop, pub, primary school, and recreational facilities. Surrounded by beautiful countryside, it provides excellent access to nearby market towns such as Oakham and Uppingham, while also offering convenient transport links to Leicester, Peterborough, and Stamford via road or nearby rail connections from Oakham station.



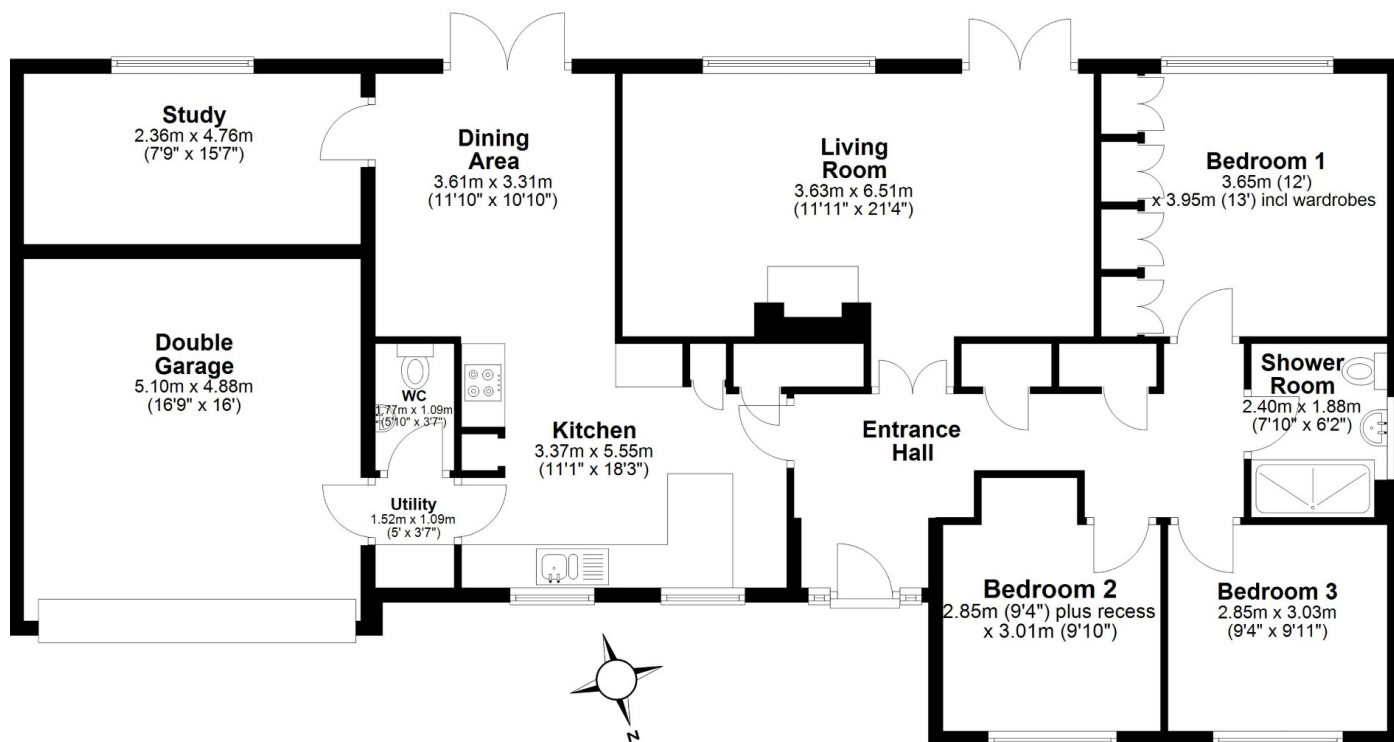
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Ground Floor

Main area: approx. 122.8 sq. metres (1321.7 sq. feet)
Plus garages, approx. 24.9 sq. metres (267.9 sq. feet)

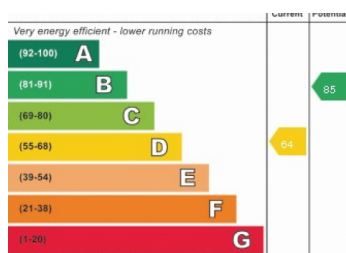


Main area: Approx. 122.8 sq. metres (1321.7 sq. feet)

Plus garages, approx. 49.1 sq. metres (528.1 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

EPC RATING



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