



Wenton Close

Cottesmore, Oakham, LE15 7DR

Price Guide £295,000

Richardson

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Positioned on an attractive corner plot, this extended detached bungalow offers well proportioned and flexible accommodation which has been well maintained and updated by the current vendor. A good sized hallway gives access to the lounge with open fire place. The kitchen breakfast room has been refitted giving ample storage and work surface area with built in hob and oven. A large side porch runs the depth of the property and gives plenty of storage. A refitted wet room is adjacent to the main bedroom which has built in wardrobes. A separate dining room also has built in storage and gives access to bedroom 2. The property has replacement UPVC double glazing and barge boards for ease of maintenance. The property sits on a wide corner plot with driveway giving off road parking and leads to large detached garage. The gardens are very well maintained and looked after, with lawns and shrubs to the front and gated access to the rear garden which is again well maintained with specimen trees and shrubs with patio area and raised borders, all enclosed giving a high degree of privacy.

Reception hall

Lounge

11'9" x 16'0" (3.6m x 4.88m)

Kitchen breakfast

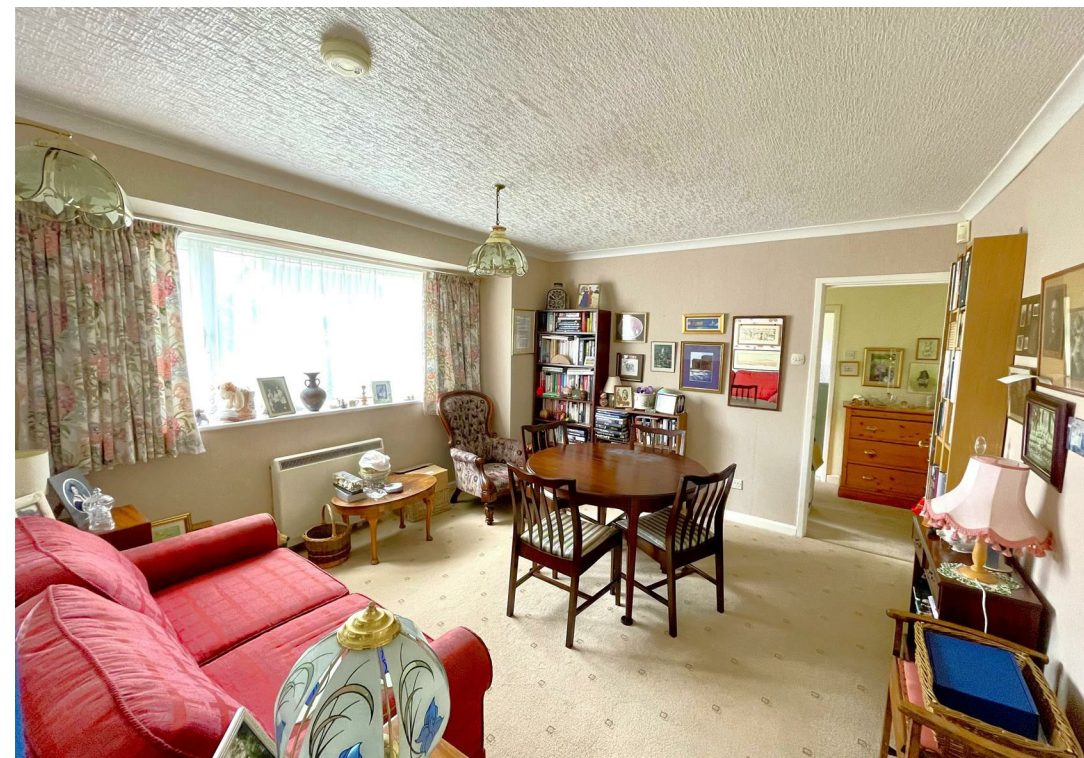
14'1" x 9'6" (4.3m x 2.9m)

Side porch

22'11" x 5'6" (7m x 1.7m)

Wet room

7'4" x 6'6" (2.25m x 2m)





Bedroom
12'8" x 10'9" (3.87m x 3.3m)

Dining room
12'8" x 10'9" (3.87m x 3.3m)

Bedroom
19'0" x 7'10" (5.8m x 2.4m)

External details

The property is situated on a corner plot with picket fencing enclosing the lawns and shrubs to the front and side. Driveway giving off road parking and leading to garaging 5.8m x 4.54m with up an over door and power and light connected. The rear garden is also enclosed with a high degree of privacy with further shrubs, lawns and patio areas. Useful garden store.

Council Tax

Rutland District Council: Tax Band D

Services

Mains water, electric and sewerage. Heating is currently provided by electric storage heaters.

Communication

According to Openreach: Superfast Fibre Broadband is available

According to Ofcom: Mobile coverage is likely with EE and Limited with O2 and none with Three and Vodafone

Agents Notes

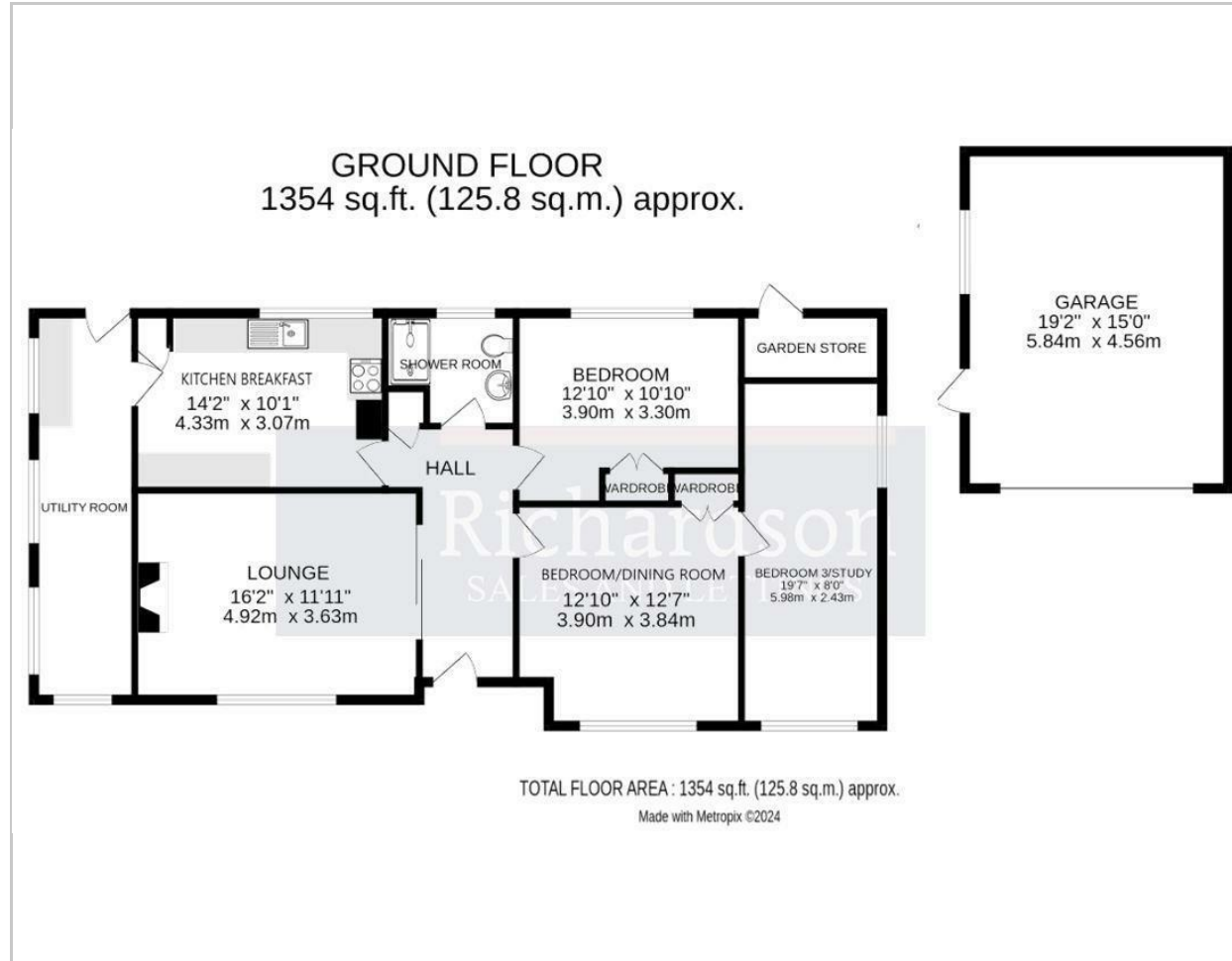
The tree to the corner of the front garden has had a request to have a TPO placed on it.

Viewing

Telephone appointment with Richardson
0 1 7 8 0 7 6 2 4 3 3
post@richardsonsurveyors.co.uk



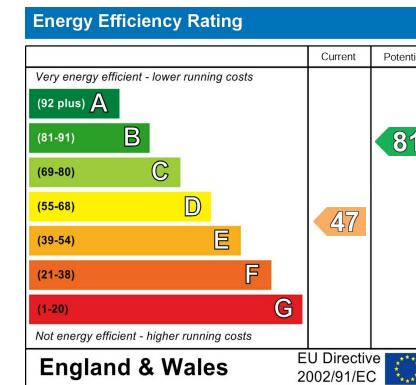
Floor Plan



Area Map



Energy Efficiency Graph



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Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433