



**35 Westland Road, Cottesmore, Rutland, LE15 7DS**  
**Guide Price £335,000**



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**35 Westland Road, Cottesmore, Rutland, LE15 7DS**

**Tenure: Freehold**

**Council Tax Band: C (Rutland County Council)**



**Chartered Surveyors & Estate Agents**

Extended, detached four-bedroom house with integral garage, off-road parking and enclosed rear garden situated in a popular Rutland village and enjoying far-reaching views over adjoining countryside.

The property is available with NO CHAIN.



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Benefiting from gas-fired central heating system and full double glazing, the accommodation briefly comprises:

**GROUND FLOOR:** Entrance Porch, Entrance Hall, Lounge, separate Dining Room, refitted Breakfast Kitchen, Utility/WC;

**FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Porch

Double-glazed front entrance door with window to side, further internal glazed door with part-glazed panel leading to Entrance Hall.

##### Entrance Hall 4.60m x 1.88m (15'1" x 6'2")

Radiator, attractive wood floor, staircase with open spindles leading to first floor, under-stairs store cupboard, built-in cupboard.

##### Lounge 3.86m x 3.84m (12'8" x 12'7")

Open fireplace in feature surround with timber mantel above, radiator, picture window to front, opening to Dining Room.

##### Dining Room 3.78m x 3.23m (12'5" x 10'7")

Decorative fireplace with matching display plinth to side, radiator, sliding patio doors leading to rear garden and providing views over open fields beyond.

##### Breakfast Kitchen 3.25m x 5.23m (10'8" x 17'2")

Tastefully refitted with range of modern units incorporating wood-effect work surfaces, inset single drainer stainless steel sink unit with mixer tap and tiled splashback, ample base cupboard and drawer units, integrated Gorenje dishwasher, tall store cupboard, matching eye-level wall cupboards and glass-fronted display cabinets with ambient lighting beneath.

There is space for range cooker with contemporary extractor above and space for American-style fridge-freezer.

Attractive stone tiled floor, recessed ceiling spotlights, two windows with views over rear garden and adjoining countryside, external glazed door to rear garden.

##### Utility/WC 1.57m x 2.62m (5'2" x 8'7")

Contemporary white suite of low-level WC and pedestal hand basin with mixer tap, space and plumbing for washing machine, attractive stone tiled floor.

#### FIRST FLOOR

##### Landing

Built-in airing cupboard housing hot water cylinder and slatted shelving, loft access hatch.

##### Master Bedroom 4.22m x 2.41m + recess (13'10" x 7'11" + recess)

Radiator, recessed ceiling spotlights, window enjoying far-reaching rural views.

##### En-suite Shower Room 1.30m x 2.41m (4'3" x 7'11")

White suite comprising low-level WC, pedestal hand basin with mixer tap and corner shower cubicle with Triton power shower and tiled surround. Radiator, recessed ceiling spotlights, window to front.

##### Bedroom Two 3.99m x 3.35m (13'1" x 11'0")

Radiator, window to front.

##### Bedroom Three 3.71m x 3.05m (12'2" x 10'0")

Radiator, window to rear with views over garden and open fields beyond.

##### Bedroom Four 3.10m max x 2.34m (10'2" max x 7'8")

Built-in cupboard, radiator, window to front.

##### Bathroom 3.18m x 2.64m max (10'5" x 8'8" max)

Spacious bathroom featuring an area with panelled double-ended bath and separate shower cubicle with twin shower heads and an archway leading to a further area equipped with low-level WC and wall-mounted hand basin with mixer tap.

Heated towel rail, fully tiled splashbacks, tiled floor, recessed ceiling spotlights, window to rear.



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### OUTSIDE

#### Integral Single Garage

Light and power, up-and-over door.

#### Front Garden

The property is accessed via driveway which leads to the garage and provides additional off-road parking for 2 cars.

Adjoining the driveway is a paved pathway leading to the front door and open-plan area of lawn with border.

A hand gate to the side of the house links front and rear of the property.

#### Rear Garden

The fully enclosed garden backs onto fields and is laid mainly to lawn with paved patio area immediately to the rear of the house.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
Indoor: O2 - voice likely, data limited; Three, Vodafone - voice and data limited; EE - voice limited, data - none;

Outdoor: O2, Three, Vodafone, EE - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### COTTESMORE

Cottesmore is a lovely village approximately five miles to the north-east of Oakham. It has many facilities including general store/post office together with others including fish & chips shop, etc., a fine church, good public house, sports complex and playing field. There is a local school that serves children of primary age; secondary schools of Casterton and Oakham are within an easy commuting distance with free bus service to former available.

The county town of Oakham being close by offers other facilities including further education, medical, library, good range of shops and produce market.

For commuters Cottesmore is ideally placed being within driving distance of a number of centres including Melton Mowbray, Grantham, Stamford, Kettering, Corby, Leicester, Peterborough and Nottingham. In addition it is a few miles from the A1 Great North Road and there one can enjoy good driving times and connect to the motorway system.

For rail travelers, in addition to the station at Oakham, both Peterborough and Kettering have good train services to London.

Sports facilities in the area are many and varied with clubs catering for cricket, football, rugby, tennis, bowls, golf and other ball participating sports, together with Rutland Water a few miles to the south where one can enjoy windsurfing, sailing, cycling or just enjoy a ramble round the shores

### COUNCIL TAX

Band C  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling



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Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

**OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

**DISCLAIMER**

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to

this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

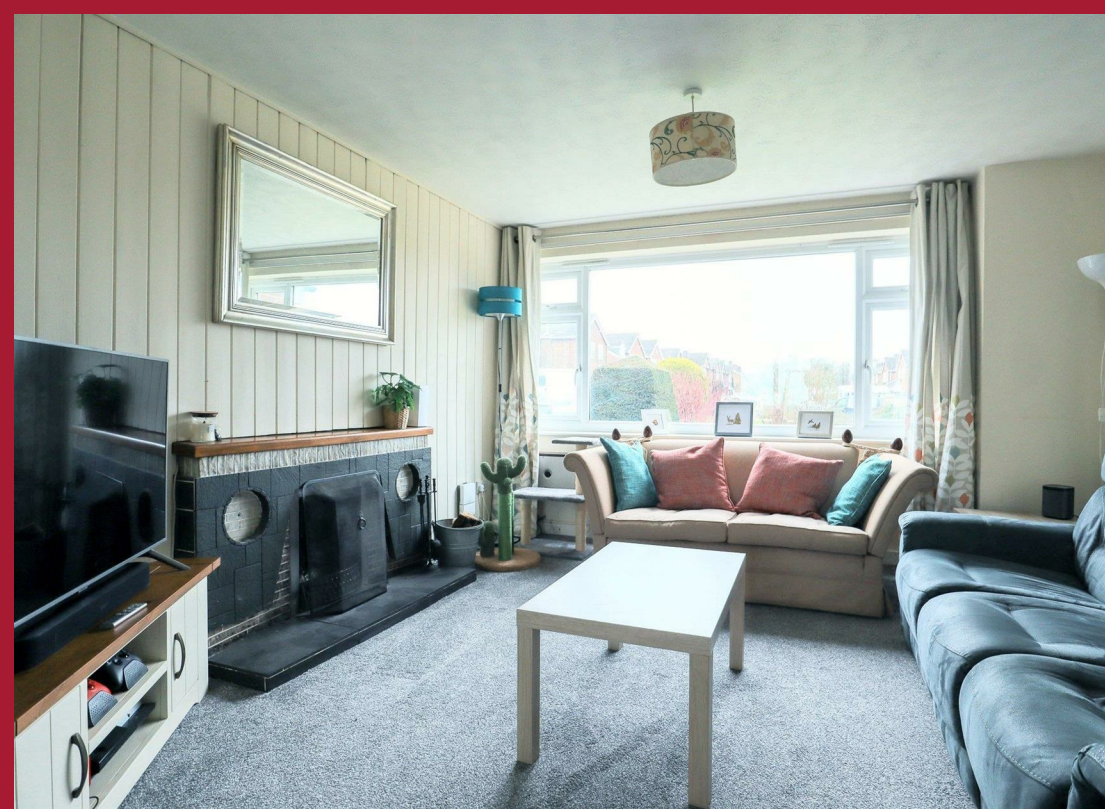
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

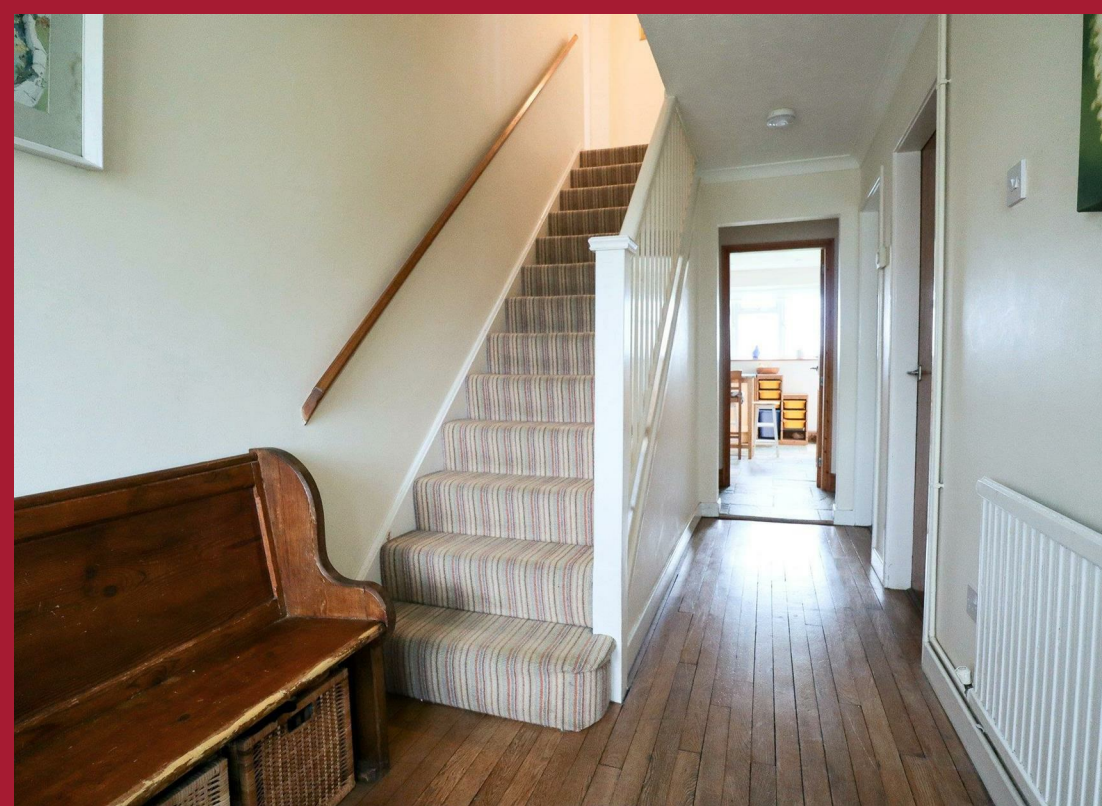
**Money Laundering Regulations 2003**

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

















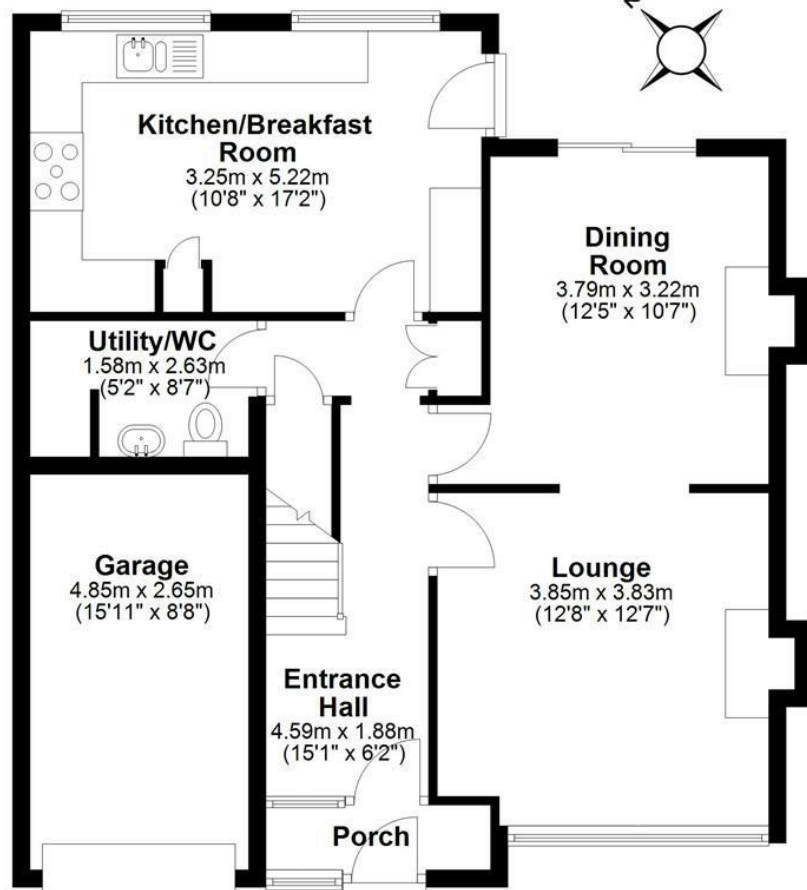
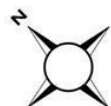




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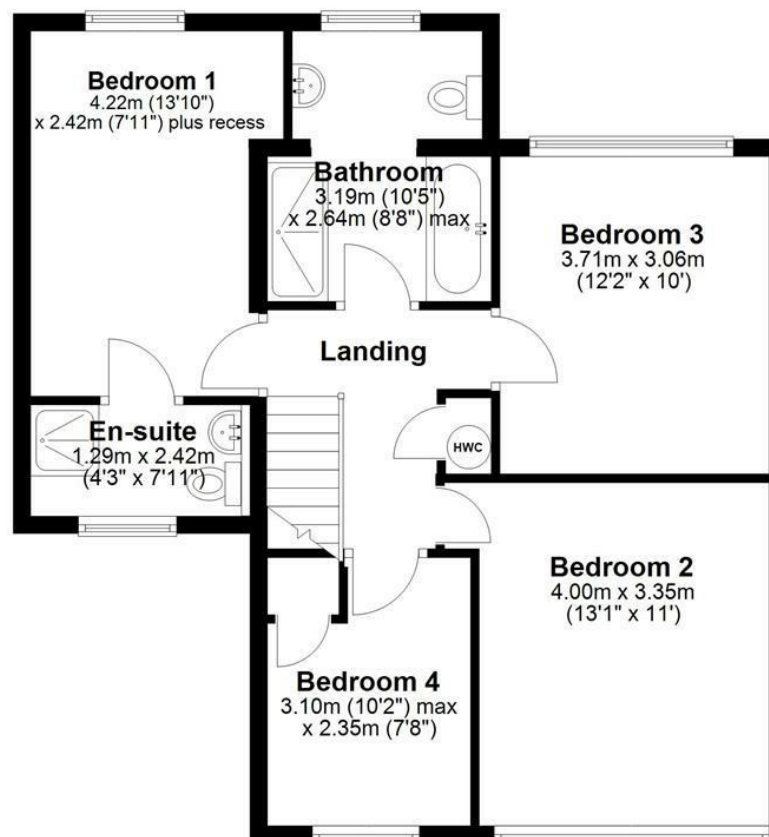
## Ground Floor

Main area: approx. 63.5 sq. metres (683.2 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.2 sq. feet)



## First Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



Main area: Approx. 127.4 sq. metres (1371.6 sq. feet)

Plus garages, approx. 12.4 sq. metres (133.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		