



24 Main Street, Cottesmore, Rutland, LE15 7DJ
Asking Price £450,000



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24 Main Street, Cottesmore, Rutland, LE15 7DJ
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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DESCRIPTION

A character stone Cottage located in the centre of this popular Rutland village. The property has been refurbished and extended by the current owners offering spacious and flexible accommodation. Ideal for a family looking for a character cottage with a good size rear garden and spacious well presented internal accommodation.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.73m x 2.79m (5'8" x 9'2")

Solid main entrance door with glazed panel, oak effect laminate flooring, stairs leading to first floor, window to side elevation, two panel glazed oak door leading to Snug.

Snug 3.71m x 2.92m max (12'2" x 9'7" max)

Radiator, oak effect laminate flooring, beamed ceiling, window to side elevation, access to Dining Room.

Dining Room 2.82m max x 3.35m (9'3" max x 11'0")

Radiator, oak effect laminate flooring, French doors opening to rear paved patio area and garden beyond, access to Kitchen. Open to eaves with a window and two Velux windows to side elevation.

Kitchen 3.12m x 3.35m (10'3" x 11'0")

White fronted floor and wall mounted units, timber worktops with tiled splashbacks, inset 1.5 bowl single drainer sink with mixer tap, Leisure gas (LPG) fired range cooker with extractor hood above, space and

plumbing for dishwasher, space for fridge/freezer, oak effect laminate flooring, access to Utility Area.

Utility Area 1.45m x 1.96m (4'9" x 6'5")

Fitted base level units (to match kitchen) with timber worktop, undercounter space and plumbing for washing machine beneath, fitted wall cupboard, fitted shelving to one wall, oak effect laminate flooring.

Study 2.97m x 2.59m max (9'9" x 8'6" max)

Radiator, oak effect laminate flooring, display alcove, built-in cloaks cupboard with shelving.

Bedroom Four 3.25m x 3.45m (10'8" x 11'4")

Log-burning stove set in fireplace with brick surround, shelving to side of fireplace, two fitted cupboards, radiator, beamed ceiling, window overlooking Main Street.

Rear Hall 3.00m x 1.32m (9'10" x 4'4")

Radiator, quarry tiled floor, external glass panelled door to rear elevation with window to side.

Bathroom 2.87m x 1.73m (9'5" x 5'8")

White suite comprising concealed cistern WC and wash hand basin set within vanity unit, bath with tiled surround, deluge shower and glass screen. Oak effect laminate flooring, upright stainless steel radiator, fitted cupboards to one wall, full height ceiling with spotlights and Velux window.

Sitting Room 3.12m x 6.68m (10'3" x 21'11")

Log-burning stove set in open fire with stone surround, two radiators, timber flooring, exposed

stonework to one wall, window with views over paved patio and rear garden beyond.

FIRST FLOOR

Landing 0.91m x 2.13m (3'0" x 7'0")

Roof access hatch.

Bedroom One 5.49m x 2.74m max (18'0" x 9'0" max)

Radiator, timber floor, exposed stonework to one wall, full height ceiling with Velux window to rear elevation, window overlooking Main Street.

Bedroom Two 3.25m x 3.51m (10'8" x 11'6")

Decorative Victorian fireplace (boarded up), fitted alcove shelving to side of fireplace, radiator, timber floor, window to Main Street.

Bedroom Three 3.00m x 2.64m (9'10" x 8'8")

Radiator, timber floor, window to rear elevation.

Shower Room 1.93m x 1.78m (6'4" x 5'10")

Contemporary white suite comprising concealed cistern WC and rectangular hand basin with mixer tap set within vanity unit with storage beneath, shower cubicle with tiled surround and glass screen, upright stainless steel radiator, timber effect laminate flooring, spotlighting, Velux window to rear elevation.

OUTSIDE

Parking

The property's frontage is hard-landscaped to provide off-road parking for two cars.

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Gardens

The good size gardens lie to the rear of the property and enjoys a good degree of privacy. The gardens have been attractively arranged to feature three distinct areas: a large slate paved patio area immediately to the rear of the house which is privately screened by established shrubs and bushes and provides an ideal space for alfresco dining and entertaining in warmer months.

Stone steps flanked by colourful raised border lead from the patio up to a shaped lawn with deep borders stocked with a wide variety of shrubs, bushes and trees.

At the top of the garden there is an area of vegetable garden with hard standing for garden sheds.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: O2 - voice likely, data limited; EE, Three, Vodafone - voice and data limited;
Outdoor: O2, EE, Three, Vodafone - 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 D
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 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

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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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Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC