



nest
ESTATES



Austhorpe Grove, Cottesmore

Oakham, LE15 7BY

£450,000

SUMMARY

- Three Bedroom Detached Bungalow
- Garage & Extensive Off Road Parking
- Living Room
- Conservatory & Lean To
- Kitchen
- WC & Bathroom
- Three Double Bedrooms
- Beautiful Landscaped Front & Rear Gardens





Nestled in a quiet cul-de-sac within the highly regarded Rutland village of Cottesmore, this spacious detached bungalow sits on a generous plot and offers well-proportioned accommodation throughout. Featuring three double bedrooms, versatile living areas, beautifully maintained gardens, ample parking, and a garage, this property presents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything on offer.

The property is entered via a substantial porch, providing useful space for coats, footwear, and everyday storage. Beyond, the central hallway provides access to all principal rooms. Positioned at the front of the home, the welcoming lounge enjoys plenty of natural light thanks to its large front-facing window. The kitchen is fitted with an extensive range of storage units and integrated appliances, together with a practical breakfast bar for casual dining. Overlooking the rear garden, this space connects directly to the conservatory, creating a sociable and flexible living environment. The conservatory offers additional reception space and benefits from access to the garden through an adjoining lean-to area. All three bedrooms are generous doubles and are located off the hallway. The principal bedroom enjoys direct access to the garden through double doors, creating an attractive connection to the outdoor space. A family bathroom and separate WC complete the accommodation.

Outside, the property continues to impress. A large driveway provides parking for several vehicles and leads to the detached single garage. The front garden is mainly lawned and framed by established planting. To the rear, the private landscaped garden has been thoughtfully maintained and features mature trees, shrubs, and well-established borders, creating a secluded and peaceful setting. Gates on both sides of the bungalow provide convenient external access.

Location Cottesmore is a thriving and well-connected village in Rutland, ideally positioned approximately 4 miles from Oakham, 3 miles from Rutland Water, and just over 10 miles from Stamford. The nearby A1 is within easy reach, making the village particularly attractive for commuters. The village offers a variety of everyday amenities, including a convenience store with post office, a traditional public house, takeaway facilities, fuel station, and the historic parish church. Families benefit from access to two primary schools, while regular RF2 bus services provide connections to Oakham and Melton Mowbray. **Additional Information** Tenure: Freehold EPC Rating: D Local Authority: Rutland County Council Council Tax Band: D

Accommodation:

Porch: 2.02m x 2.83m (6'8" x 9'3")

Entrance Hall: 1.80m x 4.63m (5'11" x 15'2")

Living Room: 3.66m x 4.94m (12'0" x 16'2")

Kitchen: 2.96m x 4.16m (9'9" x 13'8")

Conservatory: 2.99m x 5.91m (9'10" x 19'5")

Utility Room: 2.01m x 2.99m (6'7" x 9'10")

Bathroom: 1.70m x 1.97m (5'7" x 6'6")

Bedroom One: 6.11m x 3.62m (20'1" x 11'11")

Bedroom Two: 3.55m x 3.63m (11'8" x 11'11")

Bedroom Three: 2.79m x 3.63m (9'2" x 11'11")

Garage: 3.38m x 4.54m (11'1" x 14'11")





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Ground Floor
Approx. 134.3 sq. metres (1445.6 sq. feet)



Total area: approx. 134.3 sq. metres (1445.6 sq. feet)

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