



22 The Pastures, Cottesmore
£325,000

 **NEWTON FALLOWELL**

22 The Pastures

Cottesmore, Oakham

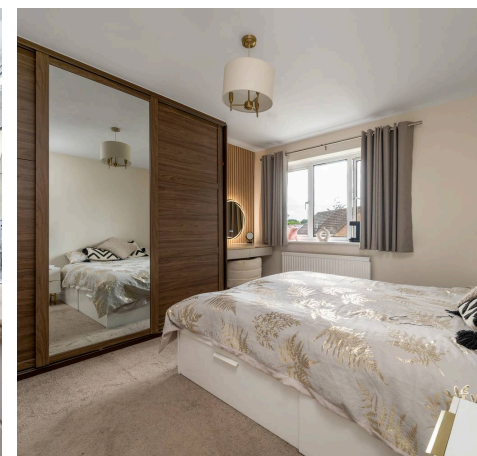
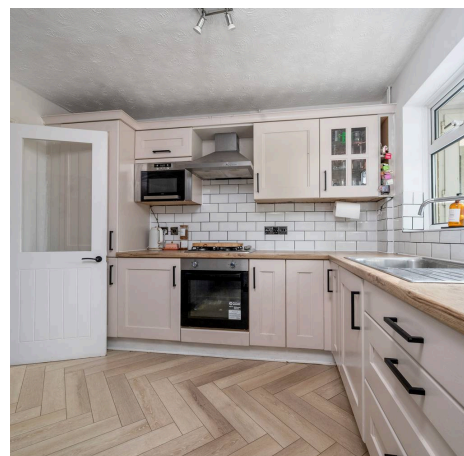
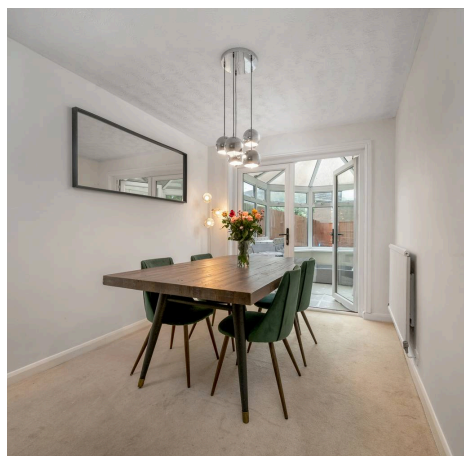
This beautifully presented three bedroom detached home occupies a preferable private pastures position within a sought-after village location, adjacent to Cottesmore's open green spaces.

The property offers a welcoming entrance hall that leads into a spacious open-plan ground-floor living accommodation, immaculately presented and ideal for modern family living or entertaining guests - with the additional benefit of a rear conservatory.

The kitchen to the rear features integrated appliances and ample storage, before leading onto the practical utility room and a ground floor WC, providing convenience and additional storage. Upstairs, the home offers two generous double bedrooms, each with pleasant views, and a versatile third bedroom that can serve as a single bedroom, nursery, or home office. The family bathroom is finished to a high standard with modern fittings, ensuring comfort for all residents.

Outside, the home enjoys a generous plot with a family-sized rear garden laid to both patio and lawn, perfect for outdoor dining, children's play, or simply relaxing in the peaceful surroundings. The garden is enclosed with fencing (offering privacy and security), and there is side access for convenience. At the front of the property, a front driveway provides off-road parking for multiple vehicles, an excellent advantage in this desirable location.

The property features a single garage which holds great potential for future conversion and integration with the main home (subject to the necessary consents).





Living Room

23' 7" x 11' 1" (7.20m x 3.38m)

Bathroom

6' 3" x 6' 11" (1.91m x 2.11m)

Bedroom One

12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom Two

11' 3" x 11' 1" (3.43m x 3.39m)

Bedroom Three

8' 0" x 7' 5" (2.44m x 2.27m)

Entrance Hall

12' 9" x 6' 2" (3.88m x 1.89m)

Kitchen

10' 6" x 8' 10" (3.21m x 2.70m)

Utility Room

7' 4" x 5' 2" (2.24m x 1.58m)

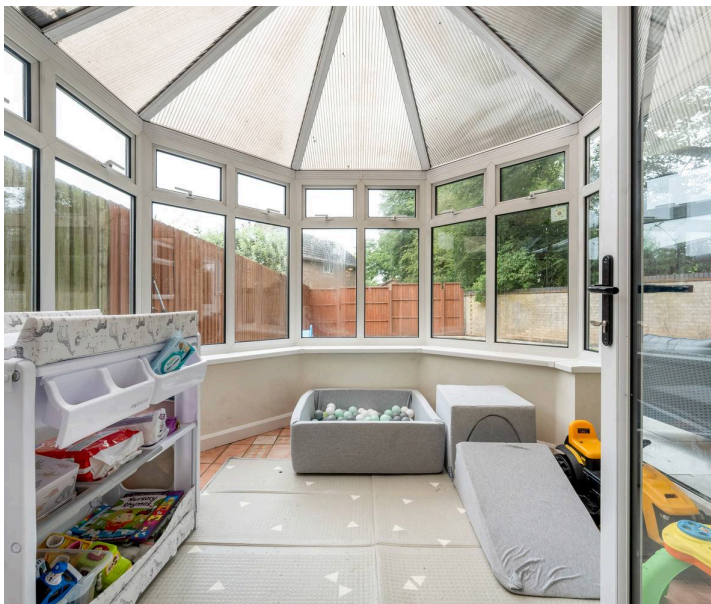
Downstairs WC

7' 7" x 2' 8" (2.30m x 0.82m)

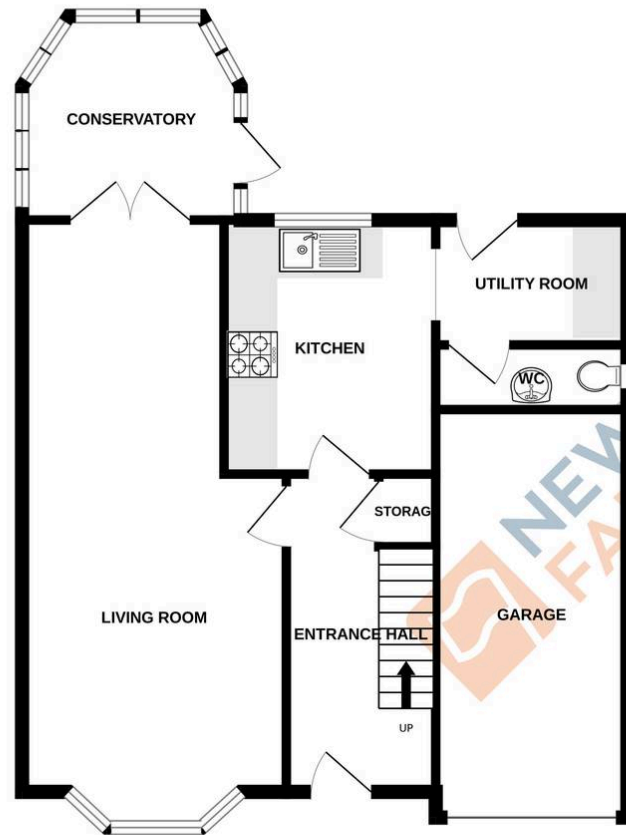
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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