



2 Jubilee Gardens, Cottesmore

In Excess of £425,000

 **NEWTON FALLOWELL**

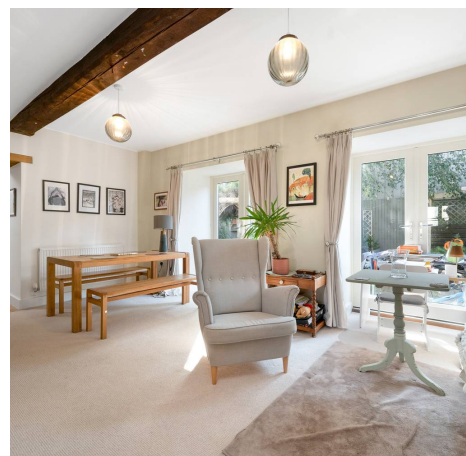
2 Jubilee Gardens

Cottesmore, Oakham

This beautifully presented four bedroom stone-built end-of-terrace home offers a superb opportunity to acquire a unique and characterful family home in a sought-after village location. The property is thoughtfully arranged over two floors, featuring an open plan layout that creates a welcoming and versatile living space ideal for modern family life.

Once welcomed into the spacious entrance hall you are led through to the light and spacious kitchen, dining, and living area; the heart of the home, enhanced by dual access points to the courtyard, allowing natural light to fill the room and providing a seamless flow for entertaining and every-day living. An additional and separate sitting room provides additional space with the cosiness of a log burning fire. Practicality is further enhanced downstairs with a spacious utility room and downstairs WC.

Each of the four bedrooms is generously proportioned, offering comfortable double accommodation, while the master bedroom benefits from a stylish en-suite for added convenience and privacy. Character features throughout add a sense of charm and individuality, making this home stand out from the ordinary. The end terrace position ensures a sense of privacy and exclusivity, complemented by the advantage of off-road parking. The property is well maintained and finished to a high standard, blending traditional stonework with contemporary touches. Local amenities are within easy reach, including shops, schools, and community facilities, making this an ideal choice for families seeking a blend of village life and modern comfort. The inclusion of a summer house in the courtyard adds further flexibility, whether used as a home office, studio, or relaxation space. With its combination of space, style, and location, this exceptional home is ready to welcome its next owners and must be viewed to be fully appreciated.





Sitting Room

14' 8" x 11' 1" (4.47m x 3.39m)

Kitchen / Dining / Living Space

18' 10" x 18' 5" (5.73m x 5.61m)

Utility Room

11' 3" x 8' 2" (3.42m x 2.49m)

Bedroom One

13' 3" x 9' 9" (4.04m x 2.96m)

En-Suite

9' 7" x 4' 0" (2.91m x 1.21m)

Bedroom Two

12' 0" x 10' 4" (3.67m x 3.15m)

Bedroom Three

12' 0" x 9' 1" (3.67m x 2.77m)

Bedroom Four

10' 0" x 9' 4" (3.05m x 2.84m)

Bathroom

6' 5" x 7' 8" (1.96m x 2.33m)

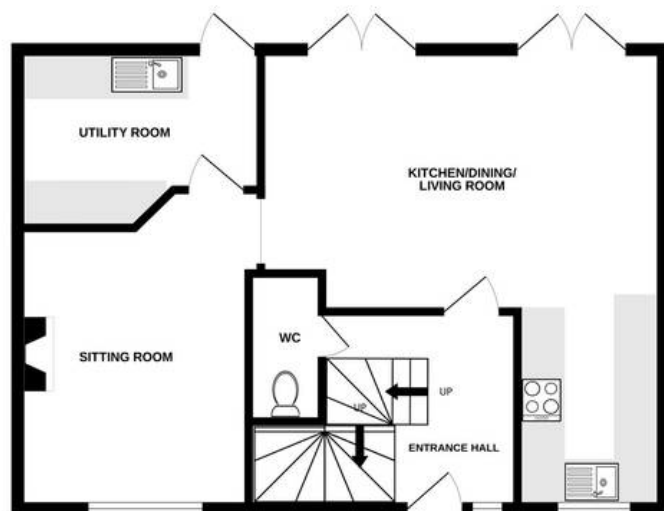
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



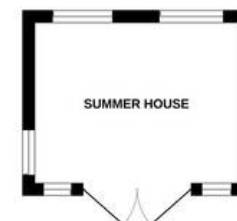
GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



OUT BUILDING
78 sq.ft. (7.3 sq.m.) approx.



FOUR BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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Newton Fallowell - Oakham

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