



11 The Pastures, Cottesmore, Oakham, LE15 7DZ

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Three Bedroom Detached Family Home
- Favourable Cul-De-Sac Position
- South-Westerly Facing Rear Garden
- Living Room With Access To Conservatory
- Kitchen / Breakfast Room With Excellent Flow
- Practical Ground Floor WC
- Front Driveway & Integral Garage
- Ideal For Growing Families
- EPC Rating D
- Freehold

£350,000





Situated within the heart of the well-regarded Rutland village of Cottesmore, this three-bedroom detached home occupies a favourable position towards the end of a quiet cul-de-sac, enjoying a mature and established setting with a generous south-westerly facing garden to the rear.

The property offers well-balanced accommodation throughout, ideally suited to family living. An inviting entrance hall provides access to the principal reception spaces, with the main living room positioned to the front and benefiting from a large window drawing in excellent natural light. From here, sliding doors open through to an extended conservatory, creating a versatile additional reception area with a natural dining or garden room feel, and providing uninterrupted views across the rear garden.

The kitchen/breakfast room is arranged on the opposing side of the property, offering a practical layout with ample storage and workspace, and clear potential for reconfiguration or modernisation to suit individual preferences. A useful ground floor WC completes the downstairs accommodation. The internal flow of the ground floor accommodation is a particular highlight of the home; ideal for modern family living.

To the first floor, three bedrooms are arranged around a central landing, comprising two comfortable double bedrooms and a third single room, all benefitting from built-in storage. These are served by a well-appointed four-piece family bathroom, providing both bath and separate shower facilities.

Externally, the property enjoys a particularly attractive rear garden, predominantly laid to lawn with established planting, patio seating areas and a favourable south-westerly aspect, making it well-suited to outdoor entertaining and family use. To the front, there is off-road parking alongside an integral garage, with a lawned frontage adding to the overall kerb appeal.

To some buyers, the single garage may present opportunity for conversion and enhancement into extended living accommodation. To many buyers, the

current form of the garage as a practical space for storage and hobbies, will be best suited to their needs.

The Pastures is a popular and established residential location within Cottesmore, offering convenient access to Oakham, Stamford and wider transport links.

### Room Measurements

Entrance Hall 3.86m x 1.88m (12'8" x 6'2")

WC 1.27m x 0.99m (4'2" x 3'2")

Kitchen/Breakfast Room 4.75m x 3.56m (15'7" x 11'8")

Living Room 5.46m x 3m (17'11" x 9'10")

Conservatory 7.82m x 3.63m (25'8" x 11'11")  
(narrowing to 1.93)

First Floor Landing 2.77m x 0.86m (9'1" x 2'10")

Bedroom One 3.66m x 2.95m (12'0" x 9'8")

Bedroom Two 3.05m x 2.97m (10'0" x 9'8")

Bedroom Three 2.29m x 2.11m (7'6" x 6'11")

Bathroom 3.51m x 2.72m (11'6" x 8'11")  
(narrowing to 1.68)

Garage 5.16m x 3.68m (16'11" x 12'1")



GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



THE PASTURES, COTTESMORE, OAKHAM, LE15 7DZ

TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: C

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.