



7 Heath Drive, Cottesmore, Oakham, LE15 7DF

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Fully Renovated Three-Bedroom Home
- Finished To A Modern Standard Throughout
- Impressive Open-Plan Living & Dining Space
- Contemporary Island Kitchen/Breakfast Room
- Separate Utility Room & Ground Floor WC
- Stylish Modern Shower Room
- Generous Rear Garden With Large Patio Area
- Private Driveway & Off-Road Parking
- EPC Rating E
- Freehold

£360,000





Located in the highly regarded village of Cottesmore, this fully renovated three-bedroom home offers a superb standard of modern living, combining stylish design with practical, family-focused accommodation. Finished to an exceptional level throughout, the property presents a genuine turnkey opportunity for buyers seeking contemporary comfort in a desirable Rutland village setting.

The ground floor is centred around an impressive open plan living and dining space, providing excellent proportions and a strong sense of natural light. This area is ideally suited to both everyday family life and entertaining, with a layout that allows for flexible furniture arrangements. The living space flows seamlessly into a modern kitchen/breakfast room, thoughtfully designed with quality cabinetry, generous work surfaces and a central island that naturally anchors the space. A separate utility room, additional storage and a ground floor WC add a reassuring level of practicality without compromising the clean, modern aesthetic.

To the first floor, the property offers three well-proportioned bedrooms, each finished in a neutral, contemporary style. The master bedroom is particularly generous, while the remaining bedrooms offer flexibility for family use, guests or home-working requirements. These are served by a beautifully finished shower room, fitted with a modern suite and complementing the overall quality of the home.



Externally, the rear garden provides an excellent extension of the living space, featuring a large patio area ideal for outdoor dining and entertaining, with the remainder laid to lawn for ease of maintenance. To the front, a private driveway offers convenient off-road parking.

Heath Drive is a popular and well-established residential location, conveniently placed for access to local amenities, schools and transport links. Oakham town centre, with its range of shops, leisure facilities and railway station, is easily accessible, making this an ideal base for both families and commuters.



Room Measurements

Entrance Hall 4.56m x 1.86m (15'0" x 6'1")

Living & Dining Room 8.18m x 3.83m (26'10" x 12'7")

Utility Room 2.69m x 2.48m (8'10" x 8'1")

Kitchen/Breakfast Room 4.17m x 3.37m (13'8" x 11'1")

First Floor Landing 2.86m x 2.68m (9'5" x 8'10")

Bedroom One 4.12m x 3.83m (13'6" x 12'7")

Bedroom Two 3.65m x 3.01m (12'0" x 9'11")

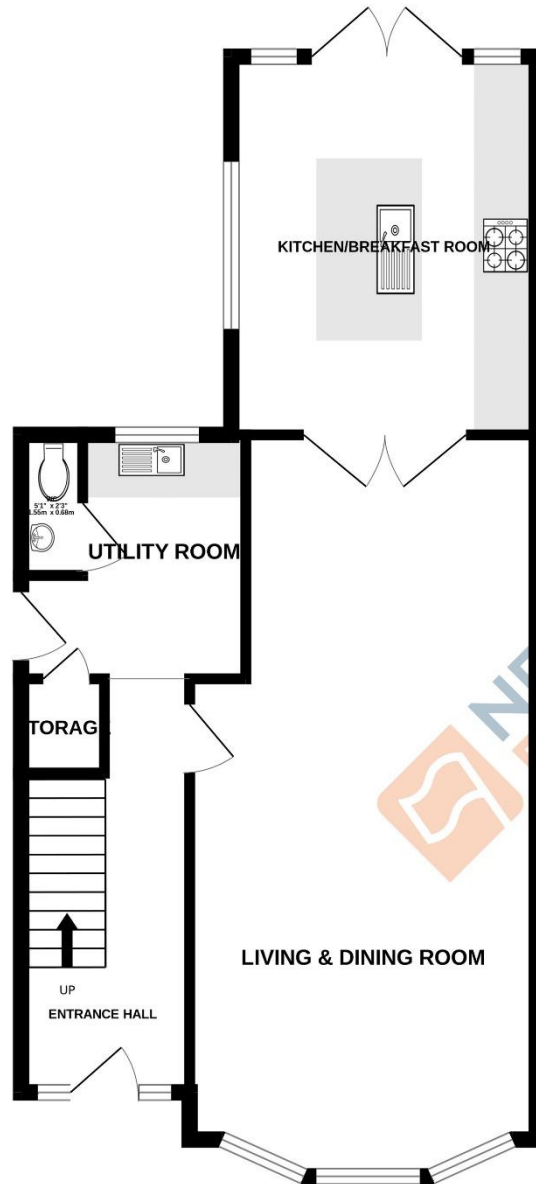
Bedroom Three 2.72m x 2.58m (8'11" x 8'6")

Shower Room 2.68m x 1.67m (8'10" x 5'6")

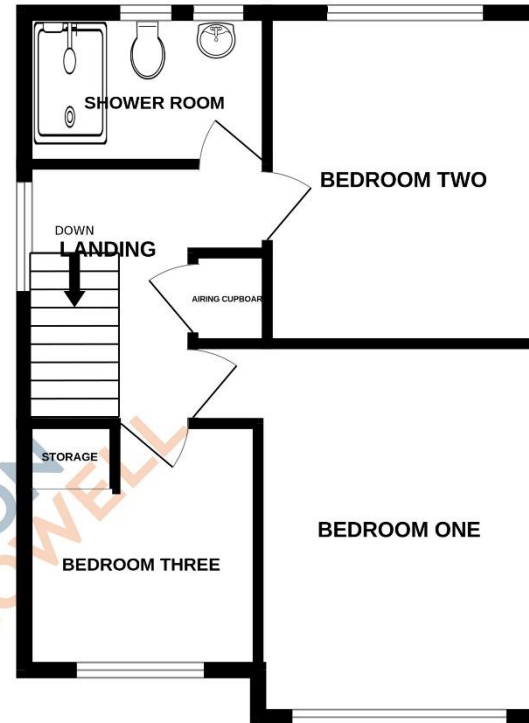




GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



HEATH DRIVE, OAKHAM LE15 7DF

TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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		77 C
55-68	D		
39-54	E	51 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 £55 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.