



Burley Heights Cottessmore Road, Burley
£600,000

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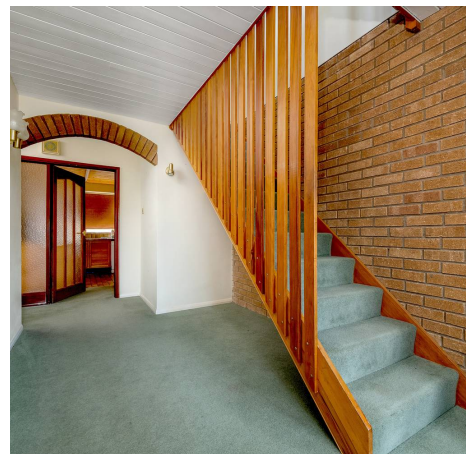
Burley, Oakham

Set in a highly sought-after Rutland location, this impressive five-bedroom detached house presents an incredible opportunity to create a truly bespoke family home. Offered with no onward chain, the property stands proudly on a generous plot and showcases spacious proportions throughout. The heart of the home is a unique mezzanine living room, an architectural highlight that floods the space with natural light and offers captivating views across Rutland, providing a stunning backdrop for both relaxation and entertaining guests. The versatile layout features a series of well-proportioned bedrooms, offering flexibility for family living, home working, or guest accommodation. With ample scope for expansion to both the front and rear (subject to planning permission), this home is perfectly suited to those wishing to tailor their living environment to their own tastes and requirements.

Externally, the property boasts an expansive plot that further enhances its appeal, offering a wealth of possibilities for outdoor enjoyment or future development. Mature gardens provide an inviting setting for al fresco dining, children's play, or simply unwinding in privacy, while established trees and shrubs lend a sense of seclusion and tranquillity. The integral double garage is complemented by copious off-street parking, ensuring convenience for multiple vehicles or visiting guests. Whether you are seeking space for family gatherings, gardening projects, or further extension, this outdoor area provides a blank canvas to realise your ambitions.

Agents Note: Drainage - Private drainage is provided by a septic tank. The seller has advised that the system does not currently meet the General Binding Rules 2020, and purchasers are encouraged to make their own enquiries and take independent advice on the system's condition and compliance before proceeding.

Council Tax band: G **Tenure:** Freehold **EPC Energy Efficiency Rating:** E





Porch

7' 11" x 3' 11" (2.41m x 1.20m)

Kitchen

11' 10" x 10' 6" (3.60m x 3.20m)

Dining Room

11' 10" x 11' 5" (3.60m x 3.47m)

Conservatory

13' 9" x 10' 2" (4.20m x 3.10m)

Garden Room

12' 6" x 9' 9" (3.82m x 2.96m)

Utility Room

11' 10" x 7' 10" (3.61m x 2.40m)

Study/Bedroom Five

12' 0" x 10' 5" (3.66m x 3.18m)

Bedroom Four

10' 5" x 9' 2" (3.17m x 2.80m)

Double Garage

19' 11" x 18' 6" (6.07m x 5.64m)

Bedroom One

11' 10" x 11' 10" (3.60m x 3.60m)

5.15m at widest point

Bedroom Two

12' 1" x 9' 10" (3.69m x 2.99m)

Bedroom Three

11' 11" x 10' 6" (3.63m x 3.20m)

Ensuite

13' 0" x 6' 10" (3.95m x 2.09m)

Bathroom

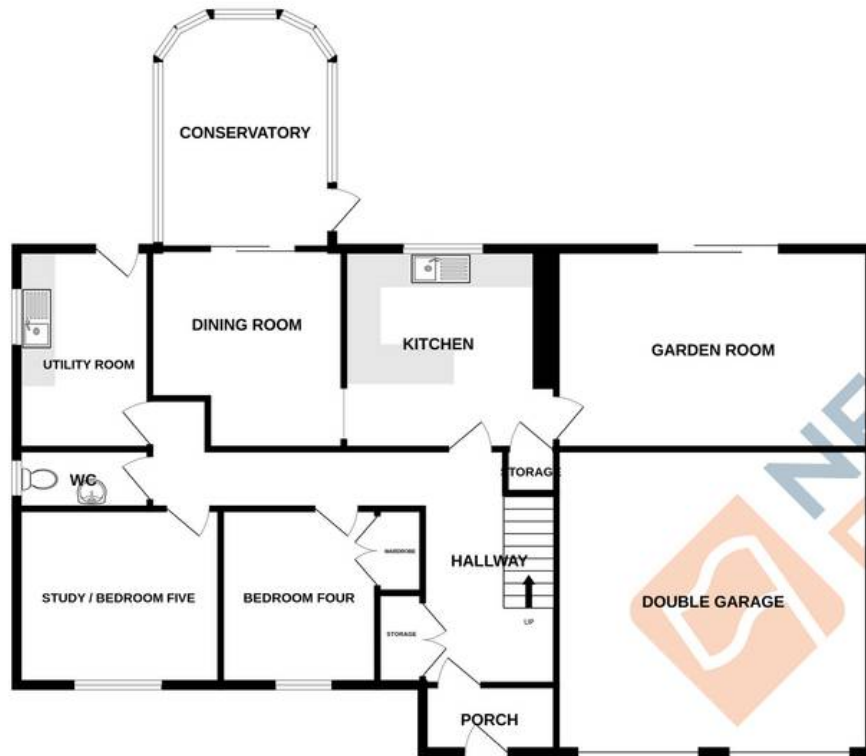
12' 6" x 9' 9" (3.82m x 2.96m)

Mezzanine Living Room

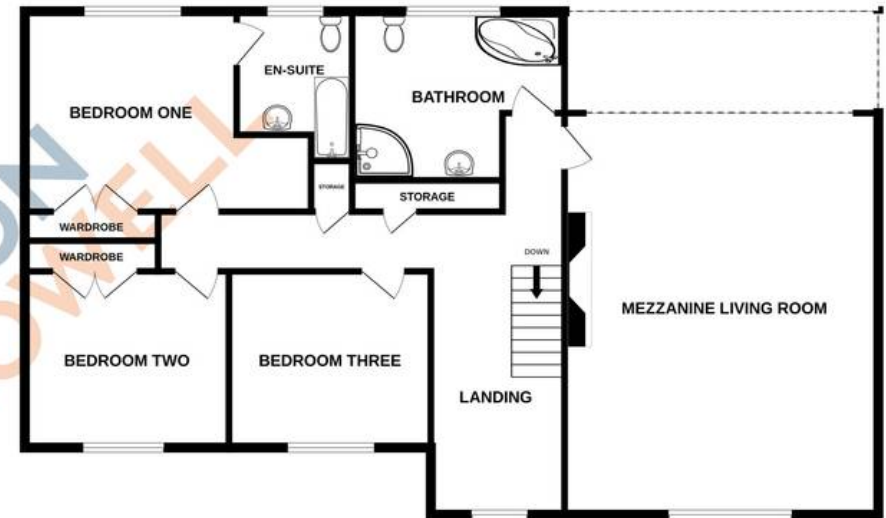
32' 2" x 18' 5" (9.81m x 5.62m)



GROUND FLOOR
1523 sq.ft. (141.5 sq.m.) approx.



1ST FLOOR
1385 sq.ft. (128.7 sq.m.) approx.



COTTESMORE ROAD BURLEY, OAKHAM, LE15 7SX

TOTAL FLOOR AREA : 2908 sq.ft. (270.1 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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Newton Fallowell - Oakham

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