



10 Heath Drive, Cottesmore
£250,000

 **NEWTON FALLOWELL**

10 Heath Drive

Cottesmore, Oakham

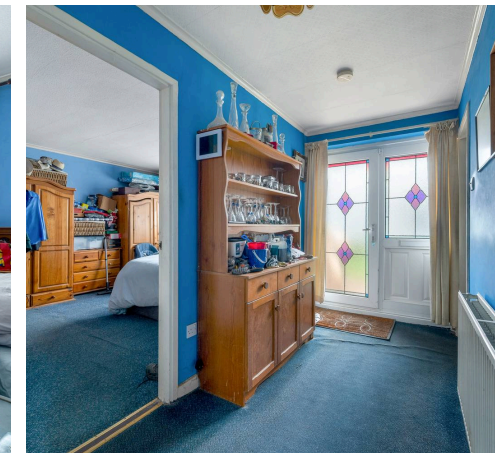
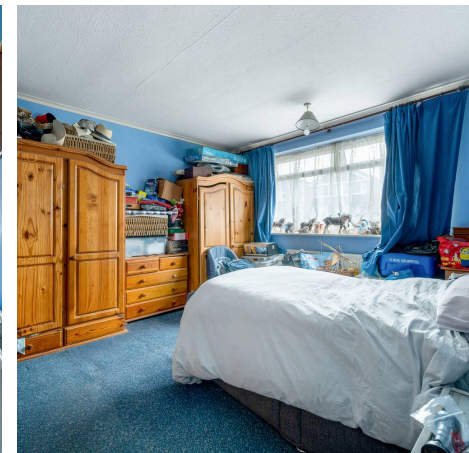
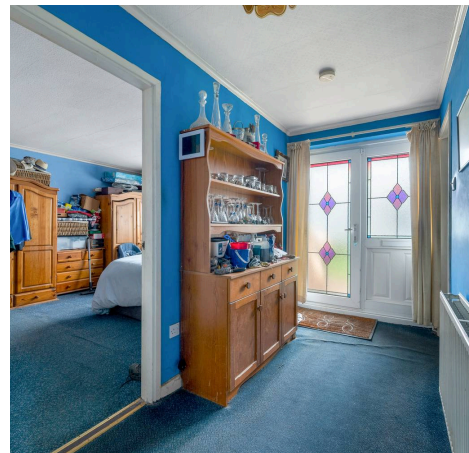
Positioned on a generous corner plot in a sought-after village, this two-bedroom detached bungalow presents an excellent opportunity for those seeking single-storey accessible living in a friendly and close-knit community.

Offered with no onward chain, the property features spacious and well-proportioned accommodation throughout. The welcoming entrance hall leads to a bright and airy living room, perfect for relaxing or entertaining guests. The kitchen offers ample storage and workspace, with potential for modernisation to suit individual tastes.

Both bedrooms are comfortable doubles, providing plenty of space for furnishings and personal touches. There is also a family bathroom and additional storage solutions within the bungalow, ensuring practicality for every-day living. With its versatile layout and scope for personalisation, this home is ideal for buyers looking to put their own stamp on a property or those seeking a comfortable downsize without compromising on space.

The outside space is particularly impressive, with the bungalow occupying a substantial corner plot that offers both privacy and potential for further landscaping. The front garden provides attractive kerb appeal, while the larger rear and side gardens are mainly laid to lawn, creating a tranquil setting for outdoor relaxation or entertaining. Off-street parking is available on a private driveway, which leads to a large garage (ideal for secure vehicle storage or as a workshop space).

The generous plot also presents scope for extension (subject to planning permissions), making this a rare opportunity for those looking to create their dream home in a popular village location.





Living Room

16' 9" x 12' 1" (5.11m x 3.68m)

Kitchen

13' 11" x 9' 8" (4.23m x 2.94m)

Shower Room

8' 8" x 8' 1" (2.64m x 2.46m)

Bedroom One

12' 1" x 12' 0" (3.69m x 3.65m)

Bedroom Two

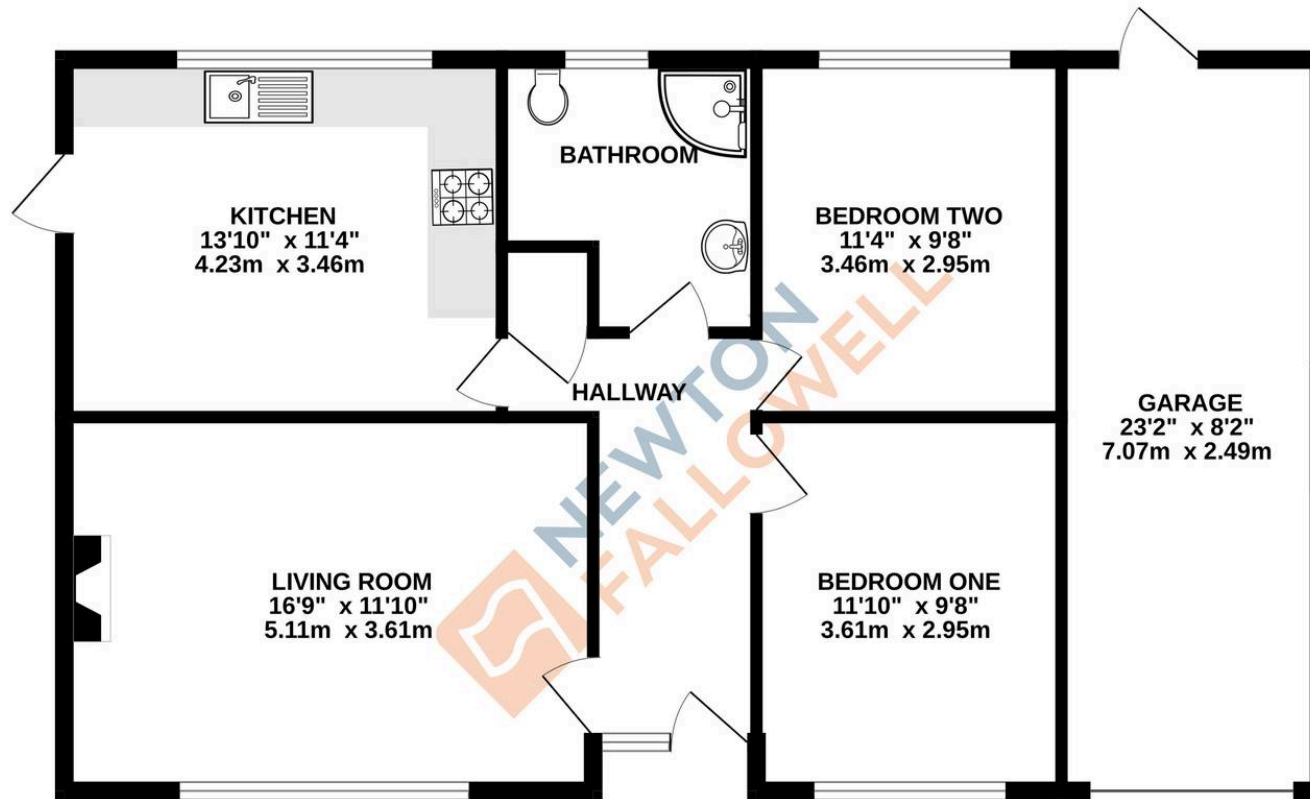
12' 1" x 9' 8" (3.69m x 2.95m)

Garage

23' 2" x 8' 2" (7.07m x 2.49m)



GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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.
Made with Metropix ©2026

Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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.