



Burley Road, Cottesmore

Bedrooms: 3 | Bathrooms: 1

A beautifully presented three-bedroom detached family home occupying a generous plot in the highly sought-after village of Cottesmore. Offering spacious and versatile accommodation, a detached garage, ample off-road parking and a beautifully maintained rear garden, this is an ideal home for families and those seeking village living within easy reach of Oakham

- Spacious sitting/dining room
- Ground floor WC
- Detached single garage
- Landscaped rear garden
- Modern fitted kitchen
- Four-piece family bathroom
- Extensive driveway parking
- Sought-after village location





Property Type: Detached House

Bedrooms: 3 | **Bathrooms:** 1

The accommodation is entered via an attractive entrance porch leading into a welcoming hallway with a convenient ground floor cloakroom. The impressive dual-aspect sitting and dining room extends to over 25 feet in length, creating an excellent space for both everyday family life and entertaining, centred around an attractive stone fireplace incorporating a multi-fuel stove, with direct access into a bright garden room overlooking the rear garden. The well-appointed fitted kitchen offers an extensive range of wall and base units, generous worktop space, a large gas range cooker, a useful alcove area, and direct access to the garden.

To the first floor are three well-proportioned double bedrooms, all served by a modern family bathroom fitted with a four-piece suite comprising a bath, separate shower, wash hand basin and WC.

Externally, the property enjoys a substantial block-paved driveway providing parking for multiple vehicles and leading to a detached single garage. To the rear, the beautifully landscaped garden offers a wonderful blend of paved seating areas, well-stocked raised borders, mature planting and a lawned garden, creating a private and peaceful outdoor space to enjoy throughout the seasons.

Situated within the popular Rutland village of Cottesmore, the property benefits from a range of local amenities including a village shop, public houses, primary school, doctor's surgery and excellent transport links to Oakham, Stamford and the A1, making it an ideal location for commuters and families alike.

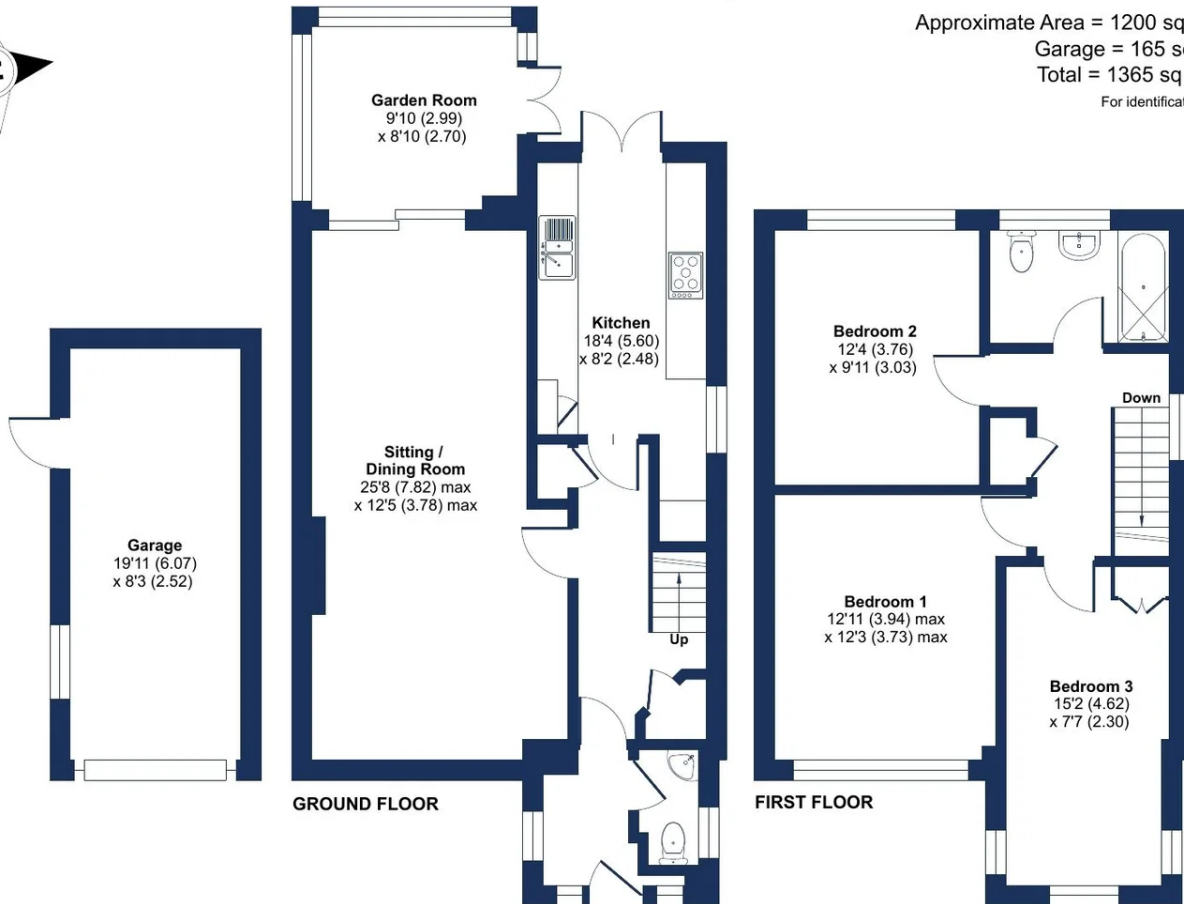
Burley Road, Cottesmore, Oakham, LE15

Approximate Area = 1200 sq ft / 111.4 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1365 sq ft / 126.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Moores Estate Agents. REF: 1500116

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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