

**39 Main Street
Stretton Under Fosse
RUGBY
CV23 0PE**

Guide Price £400,000



- **THREE BEDROOM**
- **VILLAGE LOCATION**
- **BRICK BUILT OUTHouses**
- **UTILITY ROOM**
- **OFF ROAD PARKING**

- **DETACHED COTTAGE**
- **NO ONWARD CHAIN**
- **THREE RECEPTION ROOMS**
- **GROUND FLOOR W.C.**
- **ENERGY EFFICIENCY RATING D**

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****Offered with No Onward Chain**** A three bedroom, detached cottage, located in the rural village of Stretton Under Fosse. In brief the accommodation comprises; entrance hall, lounge, separate dining room, study, breakfast kitchen, utility room and a ground floor w.c. To the first floor there are three bedrooms and a bathroom. Externally are two outhouses, which could be converted to an office or gym (subject to the usual planning permissions). There is a front garden area which is mainly hard landscaped and a further off road parking area. The rear of the property has a paved courtyard.

Stretton Under Fosse is within close proximity of Rugby, Coventry, and Royal Leamington Spa, and is well placed for road/rail networks. The village benefits from a local farm shop and Café whilst other amenities can be found in Brinklow, which is approximately two miles away, including general stores, a fish and chip shop, a doctors surgery, a first school, a preschool and a private nursery.

Accommodation Comprises

Entry via covered entrance with upvc door into:

Entrance Hall

Stairs rising to first floor. Doors to lounge and dining room.

Lounge

14'9" x 10'9" (4.52m x 3.30m)

Double glazed bay window front. Double glazed window to side. Two radiators with thermostat controls. Television aerial point. Coving to ceiling. Wall light points. Door to:

Study

10'9" x 7'6" (3.30m x 2.31m)

Double glazed window to rear. Built in shelving. Electricity consumer unit. Radiator with thermostat control. Connecting door to kitchen.

Dining Room

13'10" x 11'9" (4.22m x 3.60m)

Double glazed bay window to the front. Fireplace with living flame gas fire. Coving to ceiling.

Kitchen/Breakfast Room

20'8" x 8'6" (6.30m x 2.60m)

Refitted with a range of base and eye level units. Roll edge work surface space incorporating a stainless steel sink and mixer tap over. Tiled splash backs. Built in oven and hob. Space for a fridge/freezer. Space and plumbing for a washing machine. Space for a tumble dryer. Breakfast bar. Radiator. Coving to ceiling. Understairs storage cupboard with lighting. Double glazed window to rear and to side. Door to:

Utility

Double glazed window to side. Combi boiler. Radiator with thermostat control. Sliding door to:

Downstairs W.C.

Low level w.c. Vanity unit with wash hand basin. Half height tiling to walls. Obscure double glazed window to side.

First Floor Landing

Double glazed window to rear. Central heating thermostat. Access to loft space with loft ladder. Doors off to bedrooms and bathroom.

Bedroom One

15'5" x 11'9" (4.70m x 3.60m)

Double glazed window to front. Built in wardrobes. Radiator with thermostat control. Coving.

Bedroom Two

13'1" x 10'9" (4.01m x 3.30m)

Double glazed window to front. Built in wardrobes. Radiator with thermostat control.

Bedroom Three

8'10" x 7'6" (2.70m x 2.31m)

Double glazed window to the side. Radiator with thermostat control.

Bathroom

With suite to comprise; tiled shower cubicle, panelled bath, wash hand basin with vanity unit, and low flush w.c. Part tiled walls. Extractor. Radiator. Obscure double glazed window to rear.

Front Garden

Off road parking for several vehicles. Gated access to front garden. Gravelled area. Shrubs. Paved patio area. Enclosed by brick wall and fencing.

Outbuilding One

13'1" x 9'6" (4.01m x 2.90m)

With window and door.

Outbuilding Two

13'1" x 9'6" (4.01m x 2.90m)

Door. Further storage cupboard with window.

Rear Courtyard Garden

Laid to slabs. External lighting. Enclosed by brick wall. Gated access to side.

Agents Note

Local Authority: Rugby

Council Tax Band: E

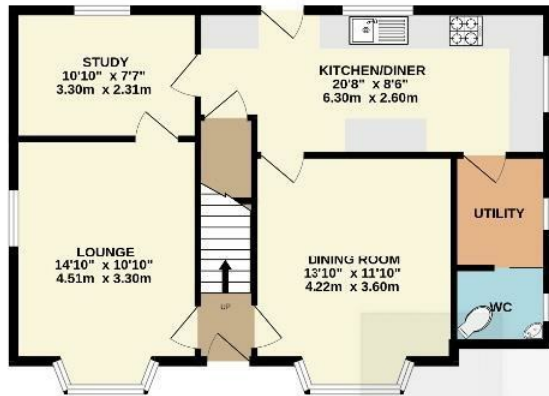
Energy Efficiency Rating: D



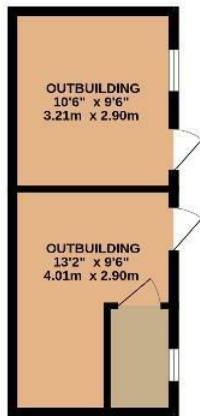
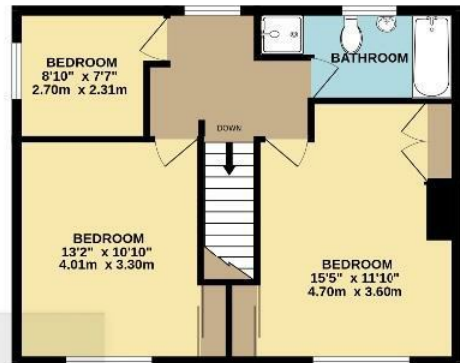




GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.