

## Rose Cottage Manor Road, Bitteswell, LE17 4RZ



**£415,000**

Nestled on Manor Road in the charming village of Bitteswell, this period cottage is a true gem waiting to be discovered. Boasting three bedrooms and a delightful bathroom complete with a standalone slipper bath and separate shower, this property exudes character and warmth. As you step inside, you are greeted by a lounge and dining room, both featuring inviting open fires perfect for those chilly evenings. The kitchen, with its breakfast bar seating, is ideal for enjoying a morning cuppa while taking in the picturesque views over the church. The two double bedrooms showcase original cast iron fireplaces, adding a touch of history to the home, while the single bedroom offers versatility for various needs. Outside, the wrap-around gardens provide a peaceful retreat, complemented by two substantial brick-built outbuildings offering ample storage space. With the added bonus of planning permission to extend, the possibilities for this cottage are endless. Whether you're looking for a tranquil countryside escape or a project to make your own mark, this property offers a unique opportunity to create your dream home in a sought-after location. Offered with no upward chain.

*Service without compromise*



Lounge 11'10" x 11'10" (3.61m x 3.61m)



Enter into the lounge via the original wooden front door where you will find a brick fireplace with oak beam housing and open fire.

Dining Room 11'10" x 11'10" (3.61m x 3.61m)



With a window to the front aspect, brick fireplace with oak beam housing an open fire, wooden flooring. This is open-plan to the breakfast kitchen.

Breakfast Kitchen 21'7" x 6'10" (6.58m x 2.08m)



Fitted with a wide range of shaker style cabinets with oak surfaces. Belfast sink with mixer taps. Rangemaster oven with extractor canopy over. Breakfast bar seating with oak surface. There is space and plumbing for a washing machine and fridge -freezer. There is a window to the rear aspect and a door that gives access to the outside. The stairs rise to the first floor accommodation and has a useful storage cupboard that houses the gas central heating boiler.

Breakfast Kitchen ( Photo 2)



## Landing



Communicating doors to the bedrooms and bathroom.

## Bedroom One 11'11" x 11'11" (3.63m x 3.63m )



A double bedroom with a window having views over the Church, cast iron fireplace, painted floorboards and a radiator.

## Bedroom One ( Photo 2 )



## Bedroom Two 11'11" x 8'00" (3.63m x 2.44m)



A double bedroom with a window having views over the Church, cast iron fireplace, painted floorboards and a radiator.

Bedroom Two ( Photo 2)



Bathroom 11'10" x 6'8" (3.61m x 2.03m)



Bedroom Three 8'9" x 6'9" (2.67m x 2.06m)



Fitted with a low level WC, pedestal wash hand basin, walk-in shower and a standalone slipper bath with floor mounted taps. There is a chrome heated towel rail and an obscure window to the rear aspect.

Bathroom (Photo 2)



A single bedroom with views over the village green and a radiator.





Garden



Garden ( Photo 3)



The garden wraps around the property and to the side you will find a timber decked seating area with a lawn. To the front is a pretty well stocked cottage garden with a path that leads to the entrance of the house. There is a further side garden again laid to lawn with mature shrub borders. There are two substantial brick built outbuildings. Gated access to the rear onto Manor Road.

Outbuildings



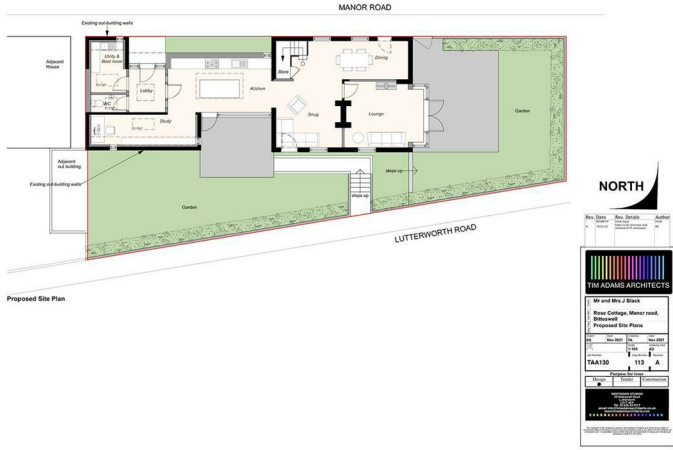
Garden ( Photo 2)



Views over the Church



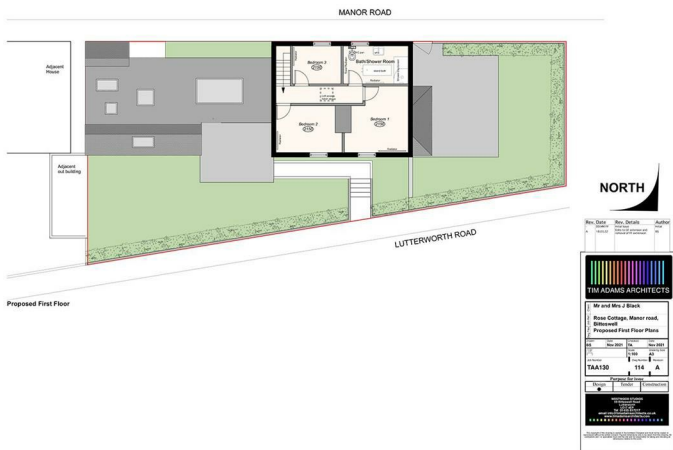
## Planning ( Ground Floor )



## Planning ( Side Elevation )



## Planning ( First floor )



## Planning ( Elevation )





## Floor Plan

### Ground Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



### First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)

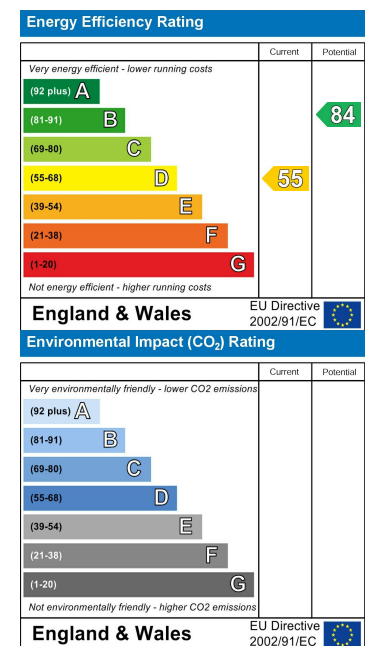


Total area: approx. 86.4 sq. metres (929.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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