



Buyer Information Report

Rose Cottage Main Street

Cotesbach, Lutterworth, LE17 4HZ

Report compiled

6th May 2025

Welcome to Skilton & Hogg Estate Agents, your trusted partner for all your residential property needs in Daventry, Rugby and the surrounding Villages.

With over 18 years of experience in property related matters across the local region, our dedicated team specialises in the sale of residential homes and is committed to providing exceptional customer service and support. Covering the areas of Daventry, Rugby, and the surrounding villages such as Kilsby, Barby, Weedon, Braunston, Long Buckby, Newnham, Staverton and more.

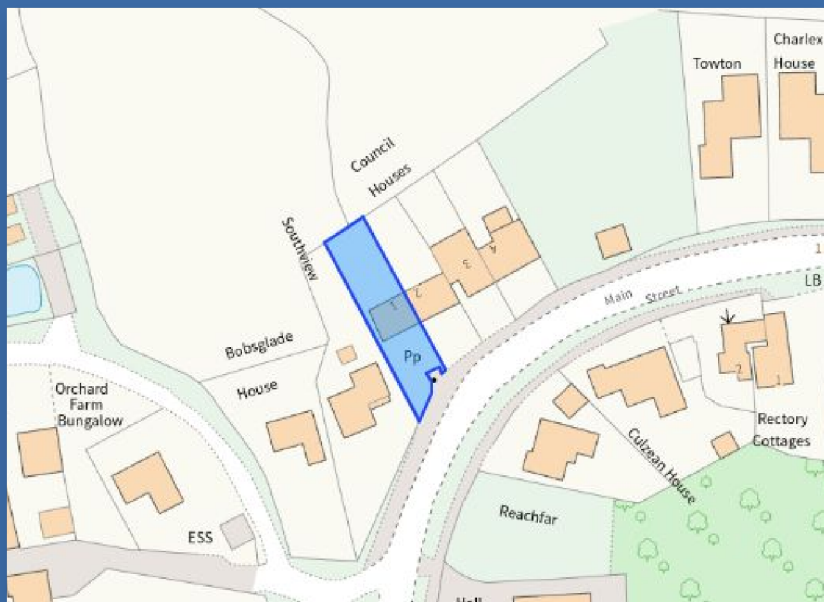
At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone in your life, and we strive to make the journey as seamless and stress-free as possible.

David Bruckert ANAEA
Skilton & Hogg Estate Agents

Your Property

Rose Cottage Main Street

Cotesbach, Lutterworth, LE17 4HZ



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	LT212067
Local Authority	Harborough
Constituency	-
Ward	Misterton
Council Tax	Band C Current Annual Charge – £1,967* <small>* May vary slightly for local parish council differences</small>

Mobile Coverage

EE	Poor	O2	Good
Three	Poor	Vodafone	Okay

Estimated Broadband Speeds

3Mb Basic	55Mb Superfast
55Mb Overall	

Flood Risk

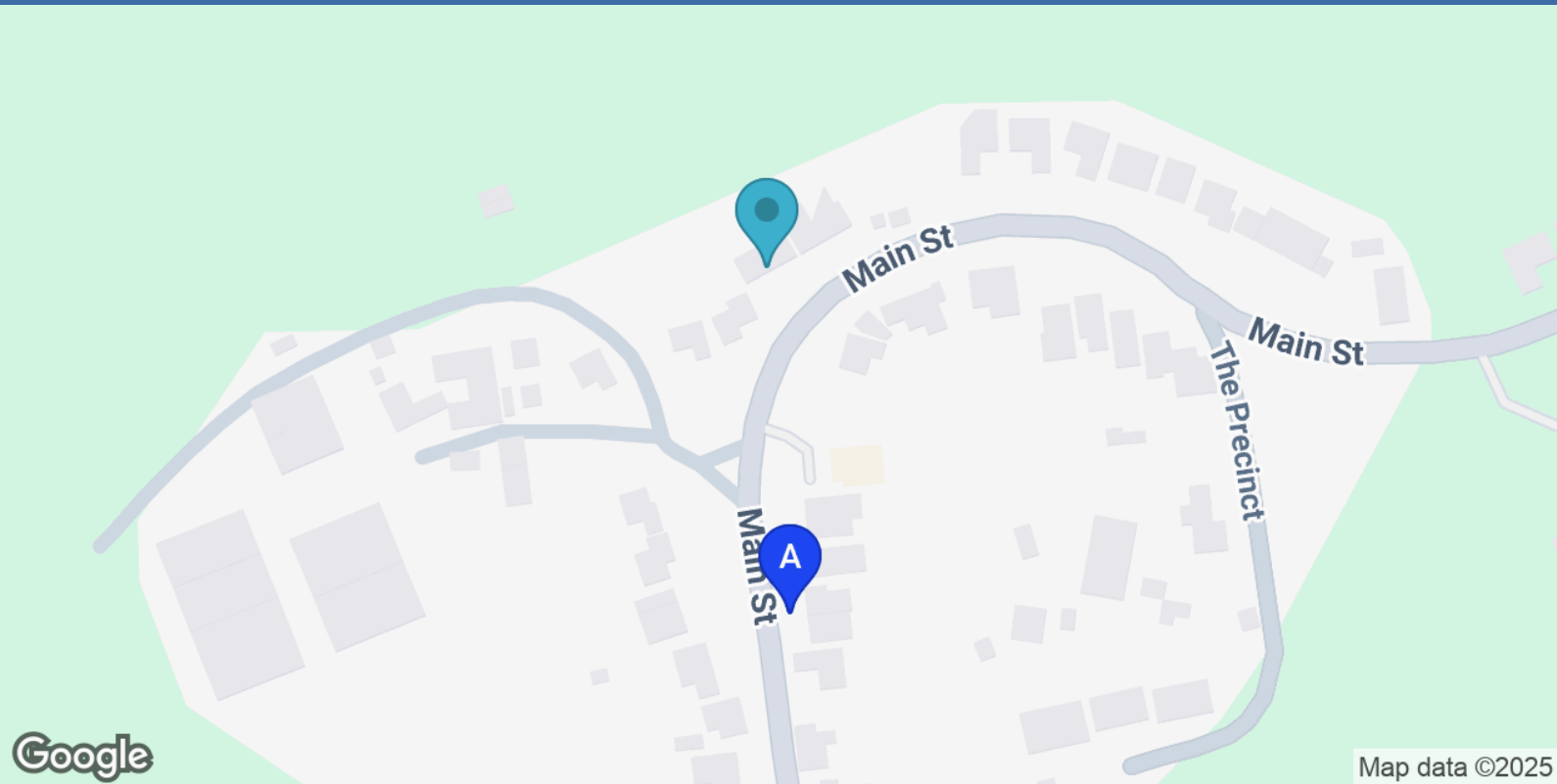
Very Low – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A John Wycliffe Primary School	LE17 4QJ	Primary	1.59 km	Good
B Lutterworth High School	LE17 4QH	Secondary	1.77 km	Good
C Sherrier Church of England Primary School	LE17 4EX	Primary	2.58 km	Good
D Lutterworth College	LE17 4EW	Secondary, Post 16	2.64 km	Good
E St Mary's Church of England Primary School, Bitteswell	LE17 4SB	Primary	3.44 km	Not rated


Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J20 of M1	2.11 km

Nearby Bus Stops & Stations *

NAME	DISTANCE
 The Bungalow, Main Street	0.10 km

Nearest Train Station *

NAME	DISTANCE
Rugby Rail Station	6.94 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	19.36 km

*Details provided by Department for Transport

Your Agent

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About David Bruckert

An experienced estate agent with nearly 20 years of experience. Passionate about customer service and the clients journey through the market and selling process. A keen eye for social and digital marketing but this doesn't mean that the traditional values of knowing the client, the market and the hard work involved are lost on us.

The logo consists of the letters 'S' and 'H' in a bold, sans-serif font. The 'S' is blue and the 'H' is dark blue, both set against a light orange square background.

Disclaimer

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Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 01327 624275 or visit <https://www.skiltonandhogghomes.co.uk>. To opt out of future communication, contact David Bruckert.

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