



Lovetts Bridge Cottage Wellsborough Road, Sheepy Parva, Warwickshire CV9 3DE Offers In Excess Of £795,000

A traditional detached residence having been fully modernised and extended by the present owners to offer modern open plan living space. Having four good size bedrooms the main bedroom and bedroom two having en suite facilities. The property occupies a generous size plot extending to 0.39 acres having established gardens backing a river setting an early internal viewing is strongly recommended.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



LOCATION

Situated in the attractive village of Sheepy Parva on the Warwickshire/Leicestershire borders. Located just a short traveling distance from the main A44 trunk road with direct links onto the A5 providing swift access into the towns of Tamworth, Hinckley and Nuneaton. Junction 10 of the M42 motorway is within 7 miles travelling, providing quick access to the Midlands Motorway Network and to the cities of Derby, Nottingham, Leicester and Birmingham.

Atherstone is a nearby market town, located in the far north of the county,. The main shopping street is Long Street with a mix of individual shops, plenty of choice of pubs, tea rooms and coffee shops. Atherstone has a railway station with a direct service to London.

Travel Distances

Tamworth Railway Station - 9.3 miles

Nuneaton - 9.4 miles

Market Bosworth - 5.1 miles

Birmingham Airport - 21.5 miles

East Midlands Airport - 21.3 miles

East Midlands Parkway - 23.9 miles

GROUND FLOOR

Entrance hall with stairs to the first floor and doors leading off to a feature of this property being its large open plan kitchen/ breakfast/family room. The kitchen area having a comprehensive range of eye level and base units, ample preparation surfaces, various integrated appliances including ceramic hob with extractor hood above and two built in ovens below a Chef island with cupboards below and a breakfast bar. Part vaulted ceiling with inset lighting, triple aspect double glazed windows to the front, side and rear elevation. Door leading off to the downstairs WC and further door leading to the double garage. From the main entrance hall there are doors leading off to study/office with double glazed window to the front elevation. Dining room with double glazed windows to the front elevation, feature fireplace with log burner, raised hearth and mantle above. Door leading through to a large lounge with bi-folding doors to the rear garden and double glazed windows to the front elevation media wall.

FIRST FLOOR

From the entrance hall there is a staircase leading to the first floor landing with doors leading off to four excellent size bedrooms. The main bedroom and bedroom two having en-suite facilities. The main bedroom also has bi-folding doors leading to an open balcony to the rear elevation enjoying views over the rear gardens and fields beyond. The main bedroom also has the benefit of a walk in wardrobe and en suite shower room with tiled shower cubicle with shower screen, WC and a vanity wash hand basin. Family bathroom with an oval shaped bath, WC with vanity wash hand basin. Inset ceiling lighting and tiled flooring.

OUTSIDE

Outside the property is approached via an in and out drive leading to a double garage also provided parking for several cars there are extensive rear gardens mainly laid to lawn with paved patio fish pond back onto a river setting.

LOCAL AUTHORITY

Hinckley and Bosworth Council -Tel:01455-238141

Council Tax Band - G

VIEWING

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

FIXTURES AND FITTINGS

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

SERVICES

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

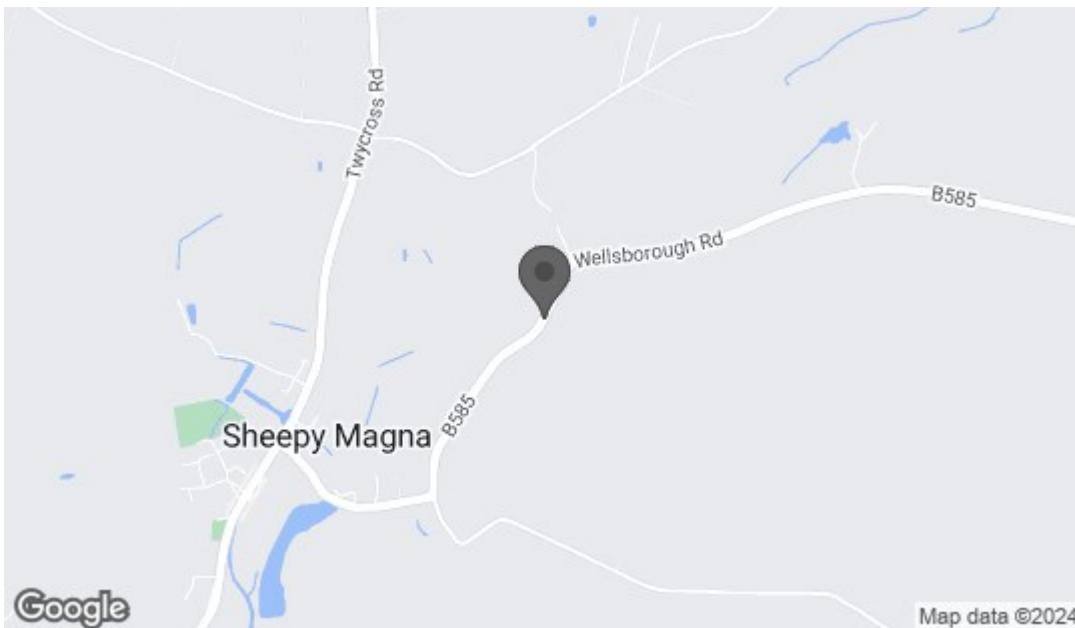
FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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