



Rose Cottage, 5 Rugby Road, Catthorpe, Leicestershire, LE17 6DA

HOWKINS &  
HARRISON

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5 Rugby Road, Catthorpe,  
Leicestershire, LE17 6DA

Guide Price: £395,000

Welcome to this charming, detached cottage located in the picturesque village of Catthorpe. This delightful property boasts a sought-after village location that offers a peaceful and idyllic setting. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxing and entertaining. The cottage features three generous bedrooms and two bathrooms, including one on the ground floor for added convenience, this home is as practical as it is charming. The property further benefits from a low maintenance rear garden, a single garage and off-road driveway parking.

### Features

- Sought after village location
- Three double bedrooms
- Two bathrooms, one on the ground floor
- Two reception rooms
- Characterful cottage beams
- Detached single garage
- Off-road parking
- Low maintenance rear garden



## Location

Catthorpe is a small Leicestershire village with a church and a thriving, well stocked and popular farm shop. The property itself sits within the former grounds of Catthorpe Manor, a recently refurbished hotel which has a popular restaurant which is open to all. It offers excellent access to the extensive motorway network surrounding Leicestershire as well as a Virgin high-speed train service from Rugby to Euston in around 50 minutes. Birmingham International airport can be reached in under 40 minutes from Catthorpe. The range of schooling is superb with independent schools like Bilton Grange, Princethorpe and of course the famous Rugby School is within easy reach. Reputable state schools are available in Swinford and Lutterworth if required.



## Ground Floor

The property is accessed via a porch with a door opening into a welcoming sitting room, which has original cottage style ceiling beams and dual aspect windows to the front and side. An exposed brick-built fireplace with feature fire provides a focal point to the room. From here doors lead off to the dining room, kitchen and a ground floor bathroom. The dining room is light and airy with exposed ceiling timbers and a feature stone fireplace. The kitchen is located to the rear of the property and has multi aspect windows which floods the room with natural light, with a large window providing views over the garden. The kitchen is fitted with a range of light oak base and eye level units, incorporating numerous cupboards, cutlery and pan drawers, along with a seated breakfast

bar and a full height larder storage cupboard, with a ceramic sink and complementary worksurfaces over. Fitted appliances include a built-in oven and microwave and an electric hob with extractor hood above. There is space for a full height fridge/freezer, washing machine and dishwasher. A door provides access to the garden. The ground floor bathroom is fitted with a modern suite comprising of a P shaped bath with shower over, WC and wash hand basin.

## First Floor

The first floor landing has doors leading to three double bedrooms and a further bathroom. Two of the bedrooms, which benefit from built-in cupboards, overlook the front aspect whilst the third bedroom is located to the rear. The bathroom comprises of a

double shower enclosure, WC, bidet, a pedestal wash hand basin and a mirrored vanity cabinet with shaving point above. There is part tiling to the walls and floor.

## Outside

To the front, the property is enclosed by a low-level wall with wrought iron gate. There is a mature planted cottage style garden adjacent to which, is a large block paved driveway which provides off-road parking in front of a single garage. A gate provides access to the rear garden which is of particularly low maintenance with decorative stone chippings with a variety of herbaceous plants and shrubs interspersed within. A paved patio area, with a solid picnic bench in situ, provides space for outdoor seating and al-fresco dining. The garden is fully enclosed and has a distinct private feel.

## Viewing

Strictly by prior appointment via the selling agents. Contact 01455 559203.

## Fixtures and Fittings

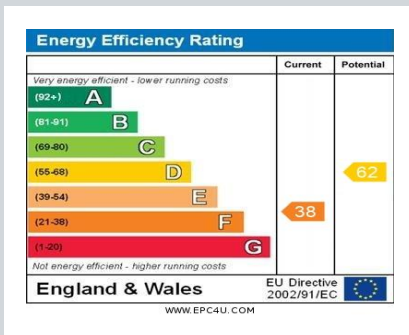
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

## Local Authority

Harborough District Council 01858 828282.  
Council Tax Band – D.



## Howkins & Harrison

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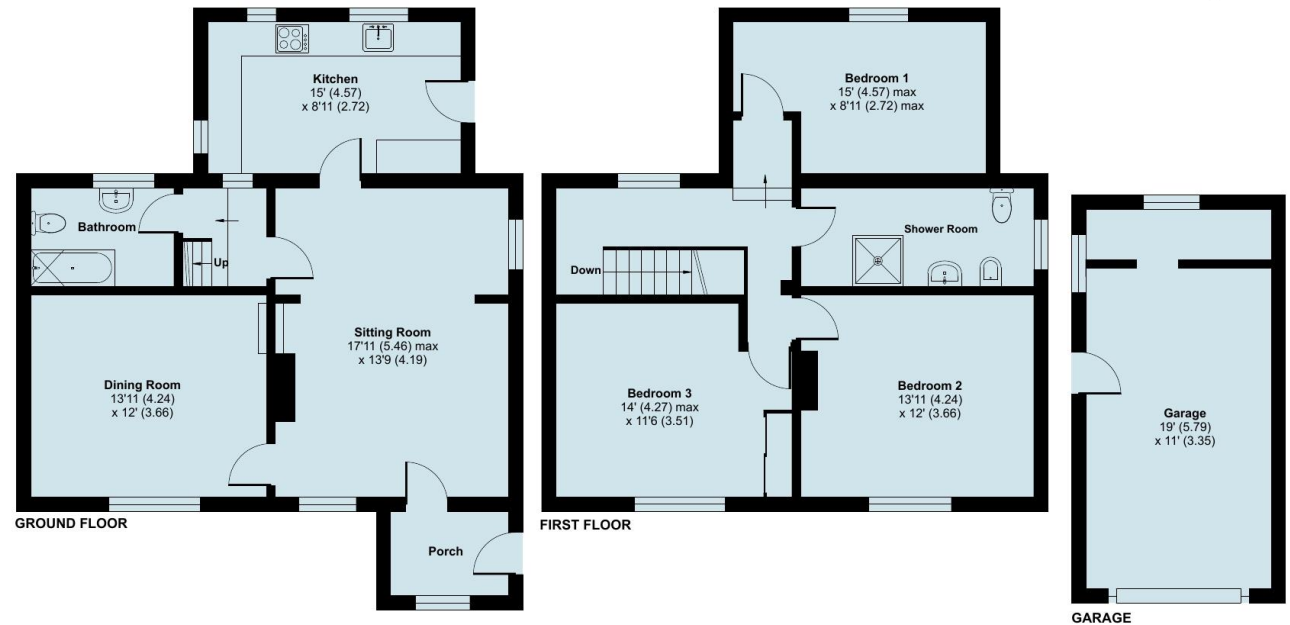
## Rugby Road, Catthorpe, Lutterworth, LE17

Approximate Area = 1375 sq ft / 127.7 sq m

Garage = 248 sq ft / 23 sq m

Total = 1623 sq ft / 150.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chem 2024. Produced for Howkins & Harrison. REF: 1194969

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.



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