

Alexanders



# Rose Cottage

Church Walk, Shackerstone



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## Church Walk, Shackerstone

- No Upward Chain
- Detached cottage in an idyllic setting
- Redevelopment opportunity with planning granted
- Two formal reception rooms
- Three good sized bedrooms and family bathroom
- South facing garden and separate courtyard
- Off road parking area
- Desirable village location
- EPC Rating D / Council Tax Band D / Freehold

### General Description

Alexanders of Market Bosworth present to the market with No Upward Chain this detached cottage in an idyllic village setting opposite the Church.

In need of some cosmetic upgrading throughout, the property offers huge potential with the added benefit of having planning permission granted for a single and two storey rear extension.

Planning Ref: 23/00276/HOU Hinckley and Bosworth Council.

Internally, the accommodation briefly comprises of a spacious sitting room with a feature open fireplace in the centre, a separate dining room and kitchen with utility room off.

To the first floor there are three good sized bedrooms and a re-appointed four-piece family bathroom with walk-in shower and roll-top bath.

To the front of the cottage there is an attractive south facing garden overlooking the church and an off-road parking area. To the rear, there is a low maintenance courtyard.



## Location

Shackerstone is a desirable village with a popular country pub nestled in the beautiful Leicestershire countryside, close to Ashby Canal providing lovely walks, and situated just 4 miles from the quaint and historic town of Market Bosworth which has a market held every Wednesday and a popular farmers' market every month.

There is a tempting array of pubs and restaurants in Market Bosworth and its neighbouring villages, making for a pleasant community with recreational and sporting opportunities abound. The area is also well-known for its schooling.

Despite its tranquil setting the village is well-connected. There is a convenient train service from nearby Nuneaton to London Euston taking from 1 hour and 4 minutes, and the A444 close by provides links to the M42.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Services

We are advised that mains electricity, water and drainage are connected. The property has oil fired heating.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band D.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.