



1 Rectory Cottage, Main Street, Cotesbach, Lutterworth, LE17 4HZ

HOWKINS &  
HARRISON

1 Rectory Cottage,  
Main Street, Cotesbach,  
Lutterworth, LE17 4HZ

Guide Price: £595,000

This well presented semi detached home with double storey extension, located in the lovely village of Cotesbach, offers superb and well presented living as well as ample off road parking. Early viewing is highly advised to appreciate this stunning home.

#### Features

- Stunning family home
- Modern Kitchen/dining room
- Stylish kitchen with integrated appliances
- Three good sized bedrooms & storage
- Two additional reception rooms
- WC/Utility room
- Bathroom & En-suite
- Ample off road parking for several vehicles
- Superb village location
- EPC rating - C



## Location

Cotesbach is a lovely village community, surrounded by rolling countryside, but with the advantage of being close to Lutterworth (2.0 miles) and Rugby (5.8 miles) town centres. The property is well located for the commuter with excellent road links via the A426 leading to the A5 and motorway access to the M1 at Lutterworth or the M6 at Rugby. Main line train services to London Euston are available from Rugby and take just under 50 minutes.

Within the village The Stables and the Old School House are recently renovated retail outlets offering a selection of small independent shops and a cafe. Just outside the village, there is also a very popular independent garden outlet, The Garden Barn, which boasts a café and sells reclaimed garden items, furniture, statuary, and plants. Cotesbach is also in catchment for the boys and girls grammar schools in Rugby and is within reach of a number of independent schools including Rugby School and Princethorpe.



## Ground Floor

The superb ground floor offers substantial light and benefits from two reception rooms, both with log burners as well as the "star of the show" open plan kitchen/dining room with doors to the rear patio and garden. The large kitchen features modern units and integrated appliances and ample space for a large table and chairs, this really is an excellent room for entertaining! Beautiful flagstone flooring to the majority of downstairs. There is also a good size WC /utility room.





## First Floor

Upstairs there are three bedrooms, the principal bedroom featuring wardrobe storage and a large modern en-suite with double shower. There is also a modern family bathroom and hallway storage cupboard.



## Outside

Outside at the front of the property there is an abundance of off-road parking for several vehicles. To the rear of the property, the patio wraps to the side and rear of the home, providing ample space. The patio area can be accessed from the kitchen/dining room or through the side gate. Stairs to the upper garden is mainly laid to lawn and all enclosed by panel fencing with some mature hedging and trees. Large Summerhouse/store.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: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

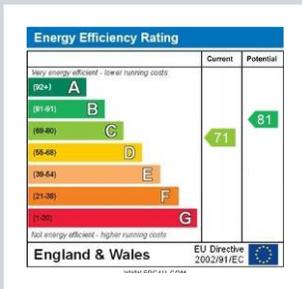
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – C



# 1 Rectory Cottage Main Street Cotesbach LE17 4HZ

Approximate Gross Internal Area  
1690 sq ft - 157 sq m



## Howkins & Harrison

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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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