



Rose Cottage, 24 Brook Street, Walcote, Lutterworth, Leicestershire, LE17 4JR

HOWKINS &
HARRISON

Rose Cottage, 24 Brook Street,
Walcote, Lutterworth,
Leicestershire, LE17 4JH

Guide Price: £325,000

This charming two bedroom cottage offers excellent potential for modernisation, making it a fantastic opportunity for creating a lovely home. Benefits include kitchen, two reception rooms, lean-to conservatory, two bedrooms and a generous bathroom. There is off-road parking to the side of the property and gardens to the rear. Convenient location close to local amenities.

Features

- Lovely house full of potential
- Two reception rooms
- Kitchen which needs updating
- Two bedrooms
- Large bathroom
- Lean-To Conservatory
- Rear garden
- Off road parking
- Village location
- Energy Rating -F
- Storage heating



Location

Walcote village is situated approximately 2.01 miles from Lutterworth Town Centre which benefits from a number of local amenities and services. On hand in Walcote is a petrol station and small shop, The Black Horse public house and village hall. For road links the M1 Junction 20 is at Lutterworth and main train line services can be accessed from Rugby taking 50 minutes to London Euston, or Market Harborough to London St Pancras International.



Ground Floor

The property opens into the sitting room with window to the front aspect, wood effect flooring and a feature fireplace with exposed brick surround and open fire inset, along with a brace and latch door providing access to the first floor. An opening leads through into the dining room which has a continuation of the wood effect flooring and a useful understairs storage cupboard. A cast iron feature fireplace with attractive patterned tiles provides a focal point to the room. Adjacent to the dining room is the kitchen, fitted with a range of kitchen cabinets with space for a free-standing cooker. There are windows to the side aspect and a window looking into the utility area. Also from the dining room are glazed panelled double doors giving access to the conservatory, again fitted with

wood effect flooring. Oak glazed French doors offer views over and provide access to the rear garden. A door off the conservatory leads to a utility area, fitted with further kitchen units and a sink with drainer. A window overlooks the garden and a brace and latch door provides access to a downstairs cloakroom, with wash hand basin and WC.

First Floor

There are two double bedrooms to the first floor with the principal bedroom being located to the rear, enjoying views over the garden and benefitting from built-in cupboards to one wall. The second bedroom, also a double, overlooks the front aspect. A modern, fully tiled fitted bathroom completes the first floor which comprises

of a corners shower enclosure with electric shower, chrome heated towel radiator, pedestal wash hand basin and WC.

Outside

To the side of the property is a block paved driveway which provides off-road vehicular parking beyond which, is a five bar gate which provides access to the rear garden, which is fully enclosed and mainly laid to lawn with mature planted shrubs, flowers and trees. A brick built well provides an attractive feature to the garden and a paved pathway through the centre of the garden leads to the rear, where there is a garden shed and a paved patio area with pergola over, providing an ideal space for seating or al-fresco dining.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact [Tel:01455-559203](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

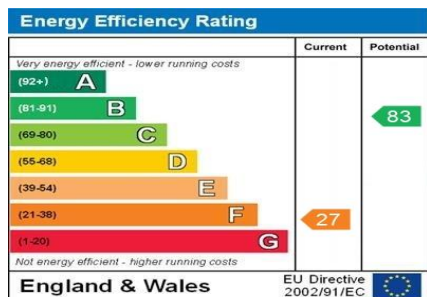
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

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

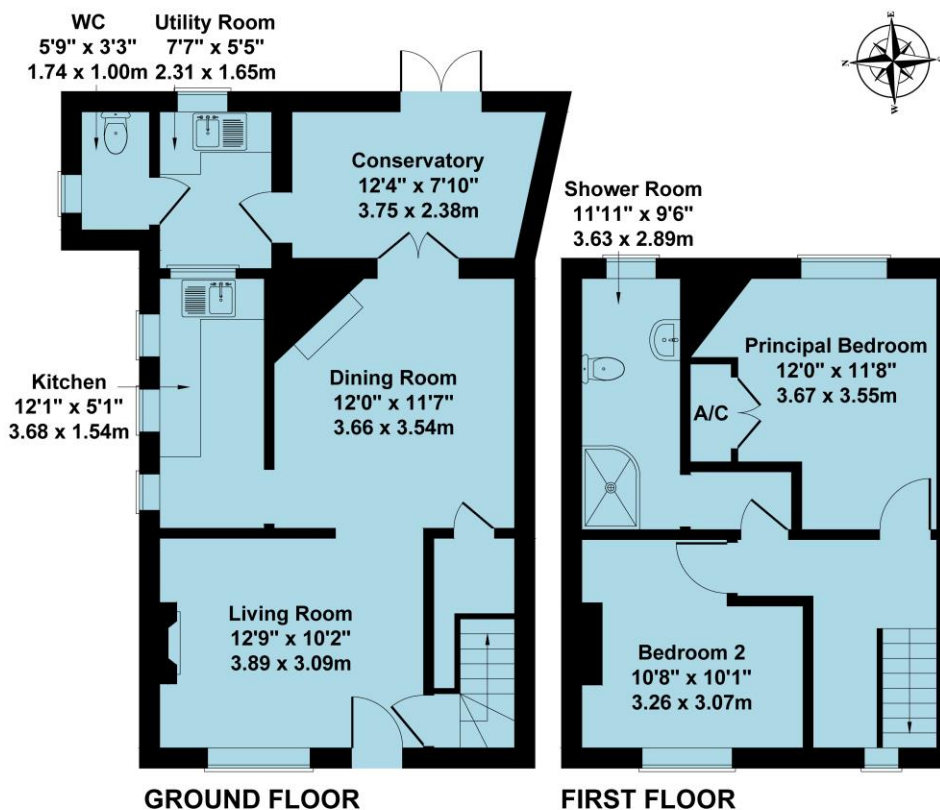
Local Authority

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



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Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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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