



Lovetts Bridge Cottage Wellsborough Road, Sheepy Parva  
Atherstone



# Lovetts Bridge Cottage Wellsborough Road, Sheepy Parva Atherstone CV9 3RF

for sale offers over  
**£725,000**



## Property Description

This forever-home features enviable kerb appeal, lots of living space and a large riverside garden. You are welcomed to the home with a large driveway that leads on to a spacious double garage. Inside, the welcoming entrance hall leads to the fully renovated kitchen / family room which features raised ceilings, a gorgeous central island and a myriad of design flourishes. There is a guest W.C, utility room and access to the garage located here, too. Moving down toward the back of the property you will pass three further reception spaces- a useful study, large dining room and a family room overlooking the grounds.

Upstairs will also delight, offering four bedrooms- two of which feature en suites, along with a family bathroom. The rooms here, as with the ground floor, are all well decorated, bright and offer fantastic views of the surrounding countryside. Take a look around with our virtual tour and then call in today to book an appointment to see inside.

## Entrance Hallway

Column radiator.

## Guest W.C

Double glazed window to rear elevation, W.C, wash hand basin and heated towel rail.

## Lounge

17' 11" x 19' 7" ( 5.46m x 5.97m )

Double glazed bay window to side elevation, double glazed window to rear elevation, fuel burner and column radiator.

## Dining Room

11' 10" x 10' 11" ( 3.61m x 3.33m )

Double glazed window to front elevation and column radiator.

## Reception Room

15' 3" x 10' 7" ( 4.65m x 3.23m )

Double glazed window to side elevation and double glazed bi folding doors to garden.

## Kitchen

20' 7" max x 22' 8" ( 6.27m max x 6.91m )

Double glazed windows to rear, side and front elevations, partial vaulted ceiling, a range of wall and base units with work surface over incorporating a sink with drainer unit, two integrated ovens, integrated electric hob and fuel burner.

## Landing

Double glazed windows to rear elevation and column radiator.

## Bedroom One

15' 2" x 10' 8" ( 4.62m x 3.25m )

Double glazed window to front elevation, double glazed bi folding doors to rear elevation, walk in wardrobe and verticle column radiator.

## En-Suite

Walk in shower, W.C and wash hand basin.

## Bedroom Two

13' 8" x 10' 6" ( 4.17m x 3.20m )

Double glazed windows to front and side elevations and column radiator.

## Bedroom Three

11' 10" x 10' 11" ( 3.61m x 3.33m )

Double glazed window to front elevation and column radiator.

## Bedroom Four

11' 5" x 10' 11" ( 3.48m x 3.33m )

Double glazed window to front elevation and central heating radiator.

## Dressing Room/ En-Suite

Double glazed window to side elevation, walk in shower, W.C and wash hand basin.

## Bathroom

Freestanding bath, W.C, wash hand basin and heated towel rail.

## Garage

16' 7" x 15' 6" ( 5.05m x 4.72m )

Electric up and over doors to front elevation.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D

Tenure: Freehold

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