



Rose Cottage, 147 Main Road, Sheepy Magna, Warwickshire, CV9 3QU

HOWKINS &  
HARRISON



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Sheepy Magna,  
Warwickshire, CV9 3QU

Guide Price: £435,000

Occupying a prime village location close to excellent amenities and road links. This character extended four bedroom semi-detached home offers well proportioned accommodation throughout. Offering plenty of space in brief comprising:- Lounge, kitchen/dining room, utility room, cloakroom WC and separate study. To the first floor there are four bedrooms, the large main bedroom has en-suite facilities and finally a family bathroom. Outside to the front of the property there is a driveway leading to a garage and there is a delightful rear garden.

#### Features

- Character semi detached property
- Spacious double aspect lounge with log burner
- Kitchen breakfast room
- Useful utility room and cloakroom WC
- Separate study
- Four good size bedrooms
- Large main bedroom having en-suite facilities
- Family bathroom
- Delightful rear garden
- Driveway leading to garage





## Location

Sheepy Magna is a delightful village located close to the Leicestershire and Warwickshire border. In the village there is a primary school classified as outstanding in the latest Ofsted inspection, a church, public house, the famous San Giovanni restaurant and fishing lake. Schools nearby include the highly regarded Dixie Grammar located at the nearby town of Market Bosworth and Twycross House school is also close by. The nearby towns of Atherstone and Market Bosworth between them offer a wealth of shopping opportunities, health care surgeries, sports clubs and eateries. There is excellent access to the motorway network via the A5.

Atherstone - 2.1 miles

Market Bosworth - 6.2 miles

Coventry - 19.1 miles

Leicester - 19.0 miles

Birmingham international airport - 20.9 miles



## Accommodation Details - Ground Floor

The front door leads into an entrance hall with staircase rising to the first floor and door opening to the right into a spacious double aspect lounge with double glazed sash window to the front elevation and two double glazed windows to the rear, understairs storage cupboard, an attractive open fireplace with open faced brick surround and log burner and raised tiled hearth. From here a door leads through to the kitchen/breakfast room with the kitchen area having comprehensive range of eye level and base units, ample hard wood preparation surfaces with complementary tiling, double bowl Belfast sink unit with mixer tap over and tiled flooring. Bi-fold doors lead off the dining area into the rear garden. A further door leads into a large useful utility room with range of cupboard units, work surface area, single bowl sink unit, plumbing for washing machine, wall mounted central heating boiler and tiled flooring. From here is access to the rear garden and doors leading off to a cloakroom WC and a separate study which also leads directly into the garage with personnel door to the side.

## First Floor

The staircase rises to a first floor landing with sky light windows and doors leading off to:- a linen cupboard, four bedrooms the main bedroom being particularly spacious double glazed windows to the front and rear elevations, a range of fitted wardrobes and access into its own en-suite shower room. The other three good size bedrooms are serviced by the family bathroom which comprises a panel enclosed bath with shower over. low flush WC, vanity wash hand basin and wall mounted mirror.











## Outside

Externally to the front of the property the driveway leads to the integral garage and side gated access leads into a delightful rear garden, mainly laid to lawn with mature borders, paved patio area and a garden shed. There is an outside tap and side pedestrian access.



Viewing is highly recommended to appreciate this ready to move into village property







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

## 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

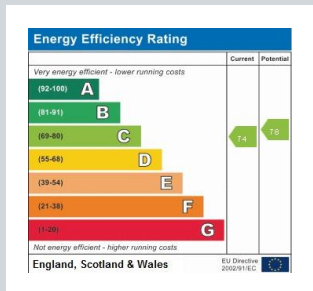
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

## Council Tax

Band - D



## 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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