



CARTER
OLIVER

Ash Bank Main Street, Cotesbach

Guide Price £600,000





Ash Bank Main Street

Cotesbach, Lutterworth

Stylish Premium detached 3-bed, 3-bath home with spacious living, modern kitchen, landscaped garden, double garage, home office, and play areas. Ideal for families or entertaining.

Tenure: Freehold

- PREMIUM DETACHED VILLAGE HOME
- DOUBLE GARAGE + DRIVE FOR 4 CARS
- LARGE PRINCIPLE BEDROOM + LUXURY ENSUITE BATHROOM
- 2 FURTHER DOUBLE BEDROOMS
- RECEPTION 1 - WITH HWAM LOG BURNER
- BESPOKE FITTED KITCHEN DINER TO REAR
- RAYBURN STOVE & LUXURY UNDERFLOOR HEATING
- LARGE SOUTH EAST FACING LANDSCAPED GARDENS
- EPC - D / COUNCIL TAX BAND - E / FREEHOLD
- EASY COMMUTING ACCESS TO RUGBY STATION AND MOTORWAY NETWORK





Entrance Hall

A welcoming and spacious entrance hall providing a bright introduction to the home. Tiled flooring offers a practical finish, while the staircase rises to the first floor with attractive wooden balustrading. The generous hallway provides space for occasional furniture, with doors leading through to the principal ground-floor living areas and plenty of natural light creating an inviting, open feel.

Lounge

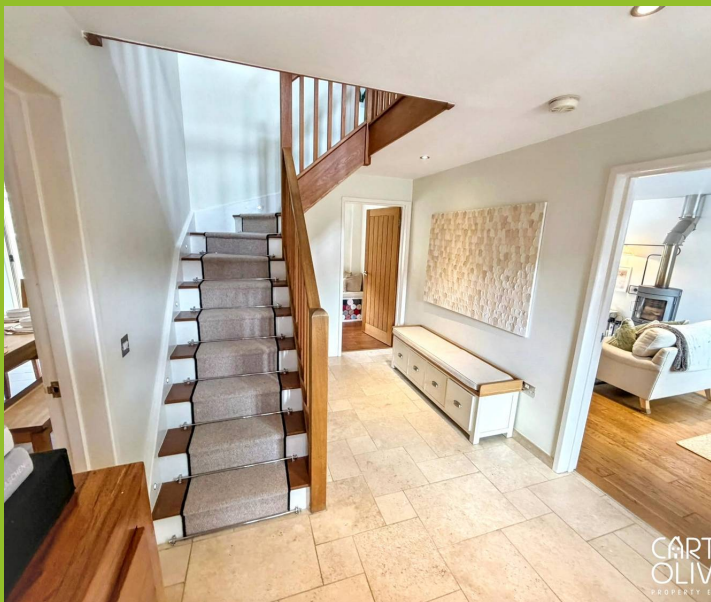
19' 7" x 12' 3" (5.97m x 3.73m)

A beautifully presented and generously proportioned lounge offering a bright and welcoming space for relaxing and entertaining. The room benefits from plenty of natural light, complemented by recessed ceiling spotlights and stylish neutral décor. A log-burning stove creates a charming focal point and adds a cosy feel to the room, while there is ample space for multiple sofas and occasional furniture. Attractive wood-effect flooring completes this spacious yet inviting reception room, ideal for everyday family living.

Office / Craft Room

8' 3" x 6' 4" (2.52m x 1.94m)

A charming and versatile room, currently arranged as a combined home office and craft space. Thoughtfully designed with a fitted desk area, shelving and useful built-in storage, providing plenty of space for working, crafting and organisation. A window allows natural light to fill the room, while the fitted bench seat beneath creates a cosy additional seating area. An ideal dedicated workspace that could be adapted to suit a variety of uses.





Kitchen / diner

19' 7" x 12' 6" (5.97m x 3.82m)

A spacious and characterful kitchen/diner offering an excellent setting for everyday family life and entertaining. The kitchen is fitted with an extensive range of wooden wall and base units complemented by dark work surfaces and tiled splashbacks, with a traditional range-style cooker providing a charming focal point. There is generous space for a large dining table and chairs, while tiled flooring provides a practical finish throughout. Windows provide plenty of natural light, with glazed doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Utility Room

A practical utility room providing useful additional space away from the main kitchen. Fitted with a work surface and space and plumbing for both a washing machine and tumble dryer, the room offers a dedicated area for laundry and household tasks. Additional storage helps keep everyday essentials neatly organised, while the tiled flooring provides a durable and easy-to-maintain finish.

Wc

A conveniently positioned ground-floor WC fitted with a white two-piece suite comprising a low-level WC and pedestal wash hand basin. A window provides natural light and ventilation, while the neutral décor creates a bright and clean finish. A useful addition to the ground-floor accommodation.





Landing

A spacious and particularly versatile first-floor landing with attractive wood flooring. The generous proportions allow for a dedicated home office/study area, positioned beside a window providing plenty of natural light. Doors lead to the first-floor bedrooms and bathroom, while the curved ceiling lines add character and interest to this bright and welcoming space.

Bedroom 1

14' 11" x 13' 1" (4.54m x 4.00m)

An impressive and generously proportioned principal bedroom offering a bright and relaxing retreat. The spacious layout comfortably accommodates a large four-poster bed alongside additional bedroom furniture, while fitted wardrobes provide excellent storage. engineered oak flooring (underfloor heating compatible) and soft neutral décor create a stylish finish, with recessed lighting and multiple windows allowing plenty of natural light. A charming window seat overlooking the garden provides a lovely spot to sit and enjoy the outlook, completing this beautifully presented principal bedroom.

En-suite

7' 10" x 6' 10" (2.40m x 2.08m)

A stylish and well-appointed en-suite fitted with a modern white suite comprising a panelled japanese soak bath with wall-mounted shower and glazed screen, low-level WC and contemporary countertop wash basin set upon a wooden vanity unit. Soft grey tiling creates a smart, cohesive finish, complemented by a heated towel rail and illuminated mirrored cabinet. A window provides natural light and ventilation, completing this attractive and practical en-suite.





Bathroom

8' 3" x 6' 3" (2.52m x 1.91m)

A bright and well-presented family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over and shower curtain, low-level WC and pedestal wash hand basin. Light wall tiling is complemented by contrasting tiled flooring, while a heated towel rail provides a practical finishing touch. A window allows plenty of natural light and ventilation, with the sloping ceiling adding character to this attractive bathroom.

Bedroom 2

12' 1" x 10' 4" (3.69m x 3.14m)

A generously proportioned and beautifully presented double bedroom offering plenty of space for a large bed alongside freestanding wardrobes, drawers and additional seating. The room benefits from attractive wood flooring and neutral décor, creating a warm and relaxing feel. Windows provide plenty of natural light, while the characterful sloping ceiling adds interest to this spacious and versatile bedroom.

Bedroom 3

12' 4" x 9' 0" (3.76m x 2.75m)

A bright and charming double bedroom with plenty of space for a double bed alongside freestanding storage and additional bedroom furniture. The room benefits from attractive wood flooring, while windows provide an abundance of natural light and pleasant views. Characterful sloping ceilings add interest to the space, with the generous proportions making this an ideal child's bedroom, guest room or adaptable additional bedroom.



Garden

A truly impressive three-tiered rear garden, thoughtfully landscaped to create a variety of distinct spaces for relaxing, entertaining and family life. The lower level features a generous paved patio directly adjoining the property, providing an ideal setting for outdoor dining and seating, surrounded by established planting. Steps rise to the second tier, where gravelled areas are framed by beautifully stocked borders, mature shrubs and established greenery, creating a peaceful and attractive garden setting with further space for seating. The upper tier opens into a substantial lawned garden, bordered by mature trees, hedging and planting, offering an excellent space for children to play and for enjoying the outdoors. The different levels give the garden plenty of character and interest, while its generous proportions make it a fantastic extension of the home.

Double garage

2 Parking Spaces

This double garage provides excellent space for secure parking, storage and workshop use. The generous proportions offer plenty of room for vehicles alongside shelving and additional household or leisure equipment. Benefitting from power and lighting, together with a wide garage door and separate side door access, this is a highly practical and versatile addition to the property. Dimensions - 15' 6" x 14' 2" (4.72m x 4.32m)

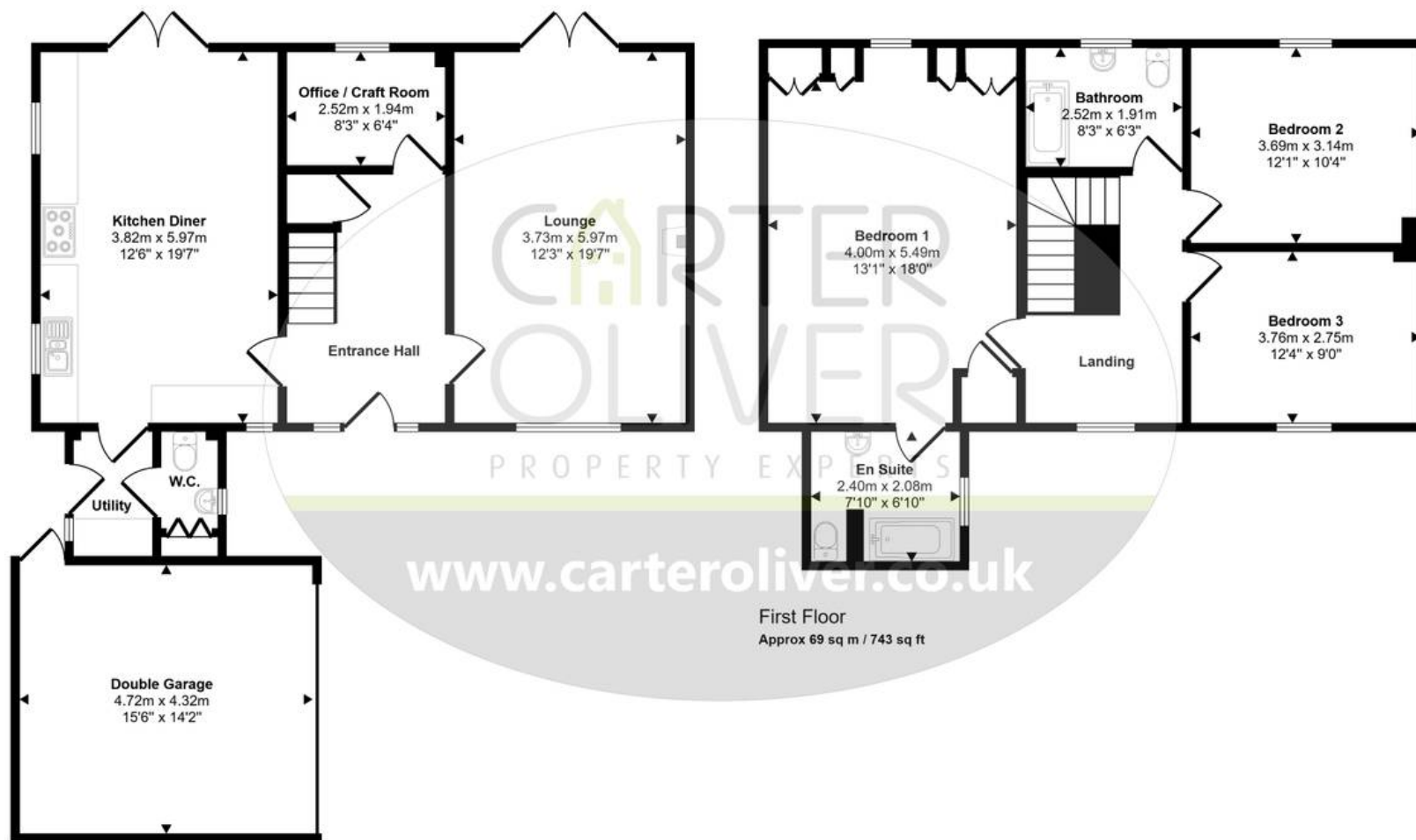
Driveway

4 Parking Spaces

A generous block-paved driveway providing ample off-road parking to the front of the property. The driveway leads directly to the integral double garage, offering excellent parking and storage facilities. Attractive established planting softens the frontage, while the spacious approach complements the character of the home and creates an impressive and welcoming first impression.



Approx Gross Internal Area
157 sq m / 1687 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Carter Oliver Property

Carter Oliver Property Experts Ltd, 8A Bank Street – LE17 4AG

01455 248033 / 01788 229434

sales@carteroliver.co.uk

www.carteroliver.co.uk