



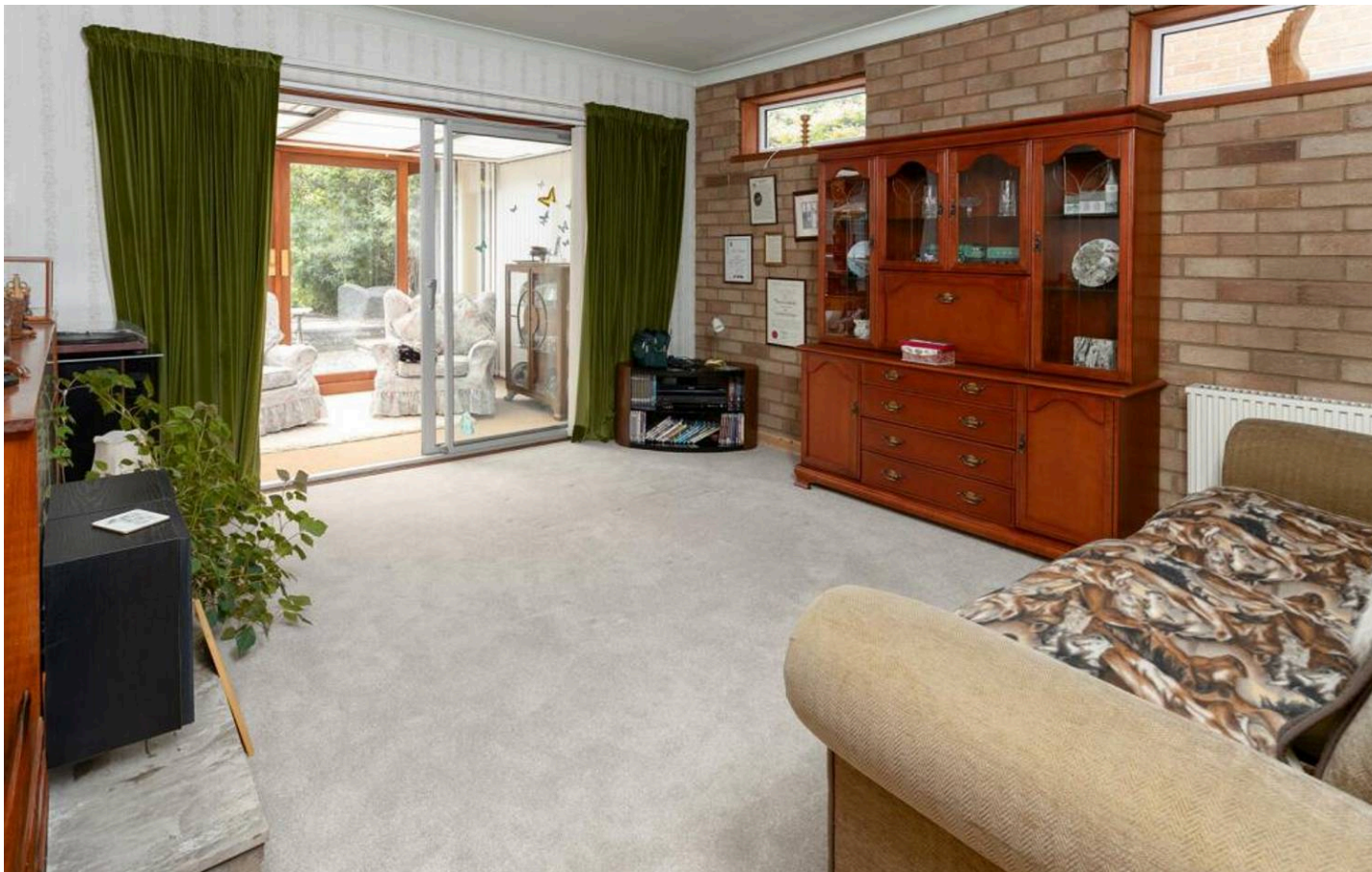
Ros-Mairi Main Street, Cotesbach
£325,000


**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Ros-Mairi Main Street

Cotesbach, Lutterworth

Three-bedroom detached home in Cotesbach, non-estate location, requires modernisation. Features driveway, garage, private garden. No upward chain. Close to Lutterworth and motorway links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Chain Free
- Driveway Parking for Three Vehicles and Integral Garage
- Two Reception Rooms and Additional Conservatory
- Beautiful and Pretty Village Location
- Within Easy Reach of Nearby Lutterworth & Rugby
- Close to Transport Links Such as The M1 and Mainline Stations





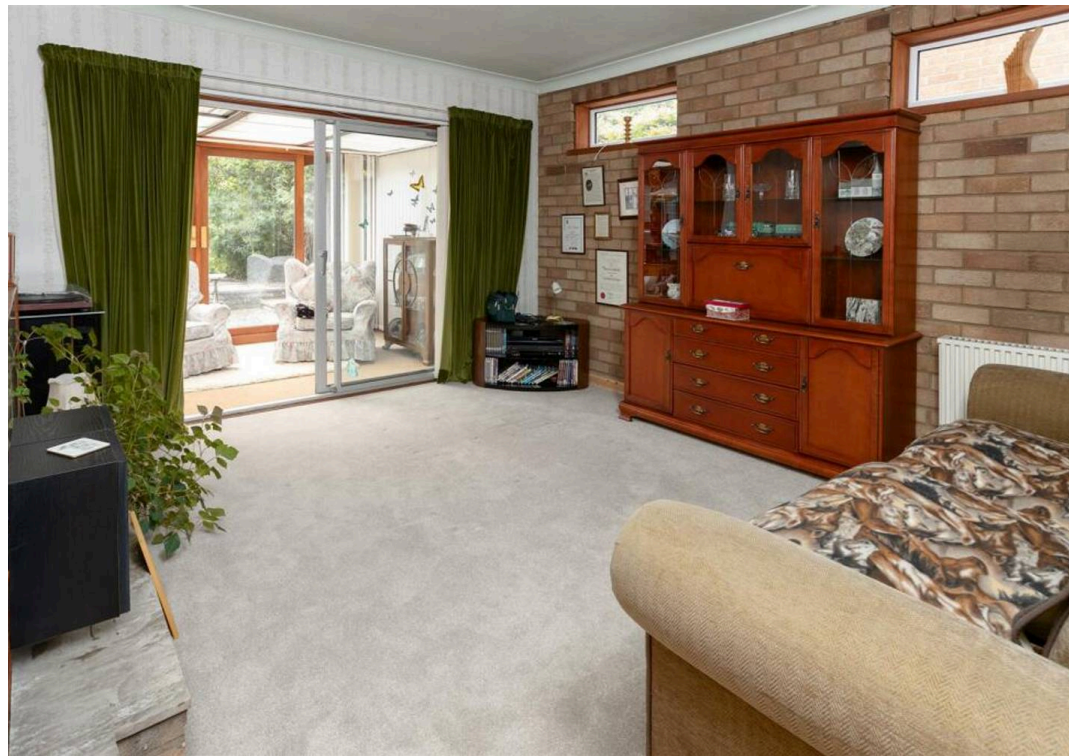




Approximate Gross Internal Area
Main House 113.9 sq. m. (1226 sq. ft.)
Garage 13.1 sq. m. (141 sq. ft.)



Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk





Andrew Granger & Co (Part of Sheldon Bosley Knight)

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.