



Bedford House, Main Street, Cotesbach, Lutterworth, Leicestershire, LE17 4HX

HOWKINS &
HARRISON

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Cotesbach, Lutterworth,
Leicestershire, LE17 4HX

Guide Price: £525,000

A beautifully presented and spacious four-bedroom detached home, offering versatile living accommodation, three bathrooms, and a stunning landscaped garden with a fully equipped summer house. Finished to a high standard throughout, this property perfectly blends modern family living with stylish entertaining space, all set behind a generous frontage with ample parking.

Features

- Sought after village location
- Impressive open plan kitchen/dinner
- Four/five double bedrooms
- Family bathroom and two en-suites
- Versatile living accommodation
- Three reception rooms
- Log burner
- Third reception room could alternatively be used as a fifth bedroom
- Utility room
- Downstairs cloakroom
- Beautifully landscaped rear garden
- Ample outdoor social and entertaining space
- Summer house with power and light
- Alarm system
- Generous frontage with garden, set back from the road
- Ample driveway parking for numerous vehicles



Location

Cotesbach is a lovely village community, surrounded by rolling countryside, but with the advantage of being close to Lutterworth and Rugby town centres. The property is well located for the commuter with excellent road links via the A426 leading to the A5 and motorway access to the M1 at Lutterworth or the M6 at Rugby. Main line train services to London Euston are available from Rugby and take just under 50 minutes. Within the village The Stables and the Old School House are recently renovated retail outlets offering a selection of small independent shops and a cafe. Just outside the village, there is also a very popular independent garden outlet, The Garden Barn, which boasts a café and sells reclaimed garden items, furniture, statuary, and plants. Cotesbach is also in catchment for the boys and girls grammar schools in Rugby and is within reach of a number of independent schools including Rugby School and Princethorpe.



Ground Floor

This impressive property opens into a welcoming double-door entrance leading into a large, open hallway with wooden flooring and a fitted alarm system. To the front aspect is a spacious living room with a continuation of the wooden flooring and a large front-facing window. A standout feature is the large log burner, that creates a warm and inviting atmosphere, making it an ideal living space for both relaxation and entertaining. Leading through is a second reception room (sitting room), currently used as a downstairs (fifth) bedroom. This room includes fitted storage cupboards, additional loft storage access, wooden flooring and is also positioned to the front of the property. On the opposite side of the hallway is a versatile family room, also finished with wooden flooring throughout. This space flows seamlessly through to the stunning open plan kitchen/diner located to the rear of the property. This space has been thoughtfully designed to serve as the heart of the home, making it ideal for both family gatherings and entertaining guests. The kitchen is fitted with a range of high gloss base and eye level units incorporating numerous cupboards and drawers, including a central island featuring an inset sink with drainage and a Neff induction hob with under oven. Additional highlights include quartz worktops, extensive cupboard space, an integrated dishwasher, a Rayburn and space for an American-style fridge freezer. It boasts two sets of French doors opening onto the garden, allowing for plenty of natural light. Also off the family room is access to a well-equipped utility room, offering additional access to both the garden and the front of the property. The utility room includes a large sink with drainage, ample cupboard space, and plumbing for both a washing machine and dryer. Also accessed via the utility room, is a convenient downstairs shower room, complete with a walk-in shower with glass screen, wash hand basin, WC, and a side-facing window.





First Floor

The first floor landing is bright and airy, enhanced by Velux skylights and finished with soft cream carpets. The first floor offers four double bedrooms and three bathrooms. The master suite is located to the front of the home and features two double fitted wardrobes, a raised platform for the bed, and large windows with integrated blinds. The en-suite includes a Velux window, electric shower, WC, wash hand basin and heated towel radiator. Bedroom two is another generous double room with ample storage, loft access, and its own en-suite featuring a walk-in shower, wash hand basin, WC, and heated towel radiator. Bedroom three is a spacious double overlooking the rear garden and is currently used as a multi-purpose office, games room, and dressing area. Bedroom four is also a well-proportioned double room, complete with a Velux skylight. The family bathroom is fitted with a large freestanding bath, WC, wash hand basin, radiator and both a side window and additional Velux skylight. An airing cupboard also housing the water tank is accessed from the hallway.

Outside

The property benefits from a large front garden with attractive water feature, mature trees, and extensive parking on the fully paved driveway. There is additional storage to the front for logs and other outdoor items, as well as gated side access. The generous rear garden is beautifully landscaped, featuring a large paved patio area directly off the kitchen leading to a well-maintained lawn with mature borders. A pathway continues to a second patio area, where a charming summer house is located. The summer house includes windows overlooking the garden, French doors, partial carpeting and laminate flooring, with power and light connected. This space also features a bar area, hot tub, and seating, making it ideal for entertaining. Additional outdoor features include multiple storage sheds, including a large shed beside the summer house and another to the right-hand side of the property. The garden is further enhanced with olive trees, a Japanese maple, and a cherry tree, along with outdoor electrical points. The garden also offers secure, gated side access for added privacy and safety.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

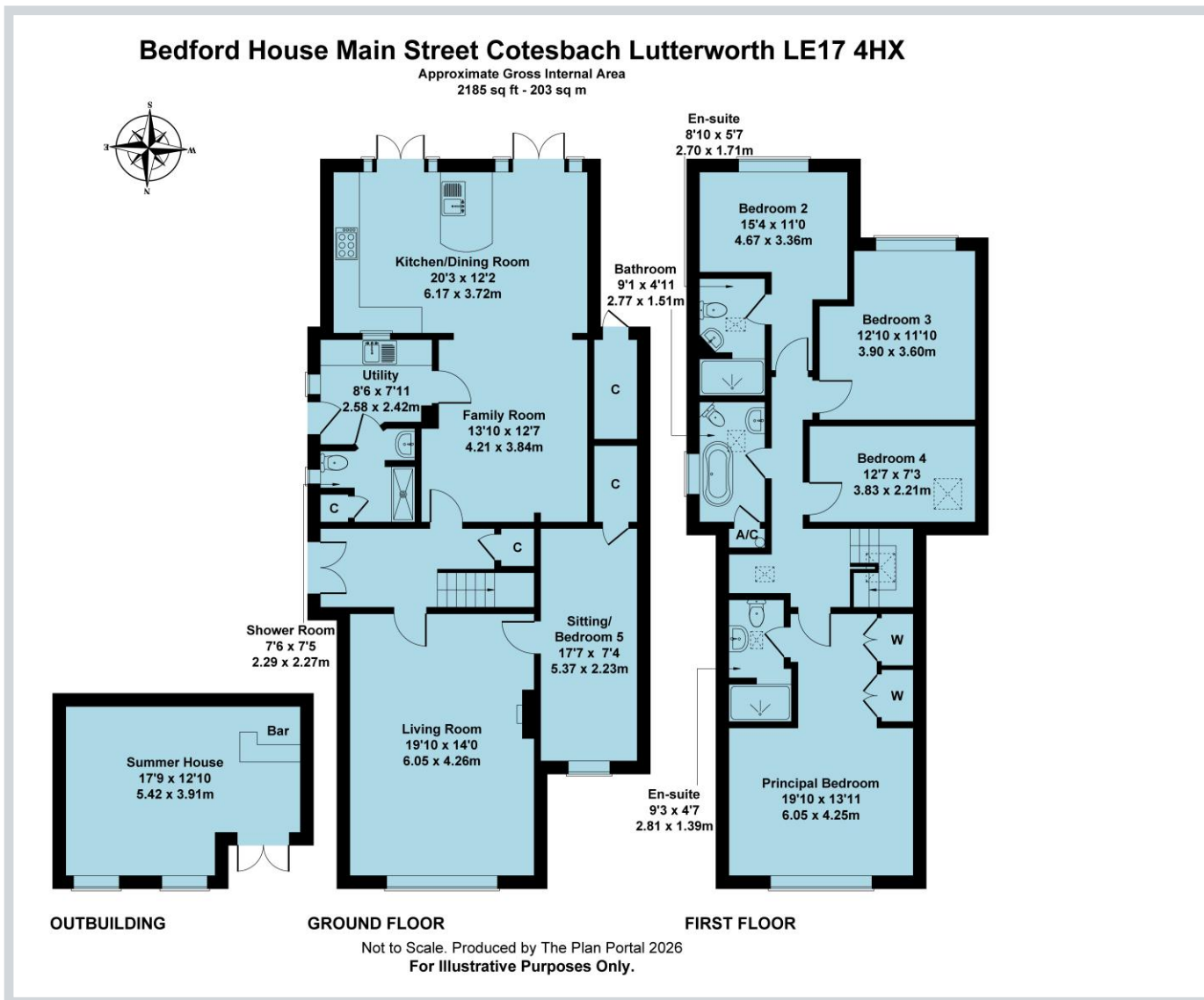
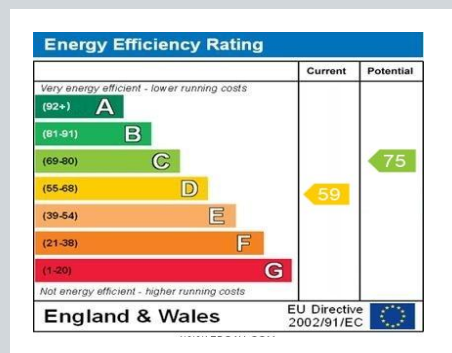
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

Local Authority

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



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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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