

STEPHEN PARRY

& COMPANY



The Precinct, Cotesbach, Lutterworth, Leicestershire, LE17 4HY

A individual 2/3 bedroom detached house constructed in 2007 offering flexible and versatile ground floor accommodation, situated in the sought after village of Cotesbach

Distances

Lutterworth 2 miles
Rugby 5 miles
Market Harborough 14 miles
Nuneaton 15 miles
Leicester 16 miles
Coventry 16 miles
Leamington Spa 21 miles
B'ham International Airport 27 miles
Birmingham 34 miles
(approximate times and distances)

Accommodation

Reception hallway • Cloakroom • Study/
Bedroom 3 • Sitting room • Family room
• Kitchen/Dining room • Utility room
• First floor landing • Two bedrooms •
Bathroom • Front garden • Garage •
Rear Garden • UPVc double glazing •
LPG central heating • No chain

Location

The Precinct is situated off a private driveway in the hamlet of Cotesbach 2 miles from Lutterworth and 5 miles from Rugby. Cotesbach has a community hall, 5 a side football pitch, an organic butchers, church a number of small boutique retailers at the Stable Yard. More comprehensive day to day shopping is available in Lutterworth and Rugby. Cotesbach is ideally located for the motorway network with M6 (J1) 3 miles and M1 (J15) 2 miles. Trains run from Rugby station to London Euston from 51 minutes. There is an excellent range of state schools available in neighbouring Lutterworth and the surrounding villages and both state and private schooling is available at Rugby School, Rugby High School for girls, Lawrence Sheriff, Princethorpe and Bilton Grange. Recreational facilities can be found in Lutterworth with

Lutterworth golf course, cricket club, country park and sports centre. Sailing is at Draycote water and Polo is at Southam.

The Property

The Precinct was constructed in 2007 by the current owner from brick beneath a pitched tiled roof and is a 2/3 bedroom detached house approached over a private driveway. The property has been designed to offer flexible ground floor accommodation with the option to create a third bedroom on the ground floor if required.

The front door provides access to the reception hallway with 4 panel doors to the cloakroom, Study/Bedroom 3, Family room and Kitchen/Dining room. The cloakroom has a white contemporary wash hand basin and vanity unit and a toilet. The sitting room has doors to





the rear garden and patio and a brick fireplace. To the front of the property are 2 further reception rooms suitable for a third bedroom/study and a family room. To the rear of the property is the superbly fitted kitchen/dining room with birch wall and base units with fitted

work surfaces and integrated appliances to include electric hob with extractor above, oven and dishwasher. From the kitchen/dining room is the utility room with a range of birch units incorporating the fridge, freezer, washing machine and central heating boiler. The stair case

rises from the reception hallway to the first floor landing with 4 panel doors to 2 double bedroom and the bathroom. The bathroom has a contemporary white suite to include bath, with fitted shower above, wash hand basin, wc and central heating towel rail.



Gardens and Grounds

The front garden is approached through double vehicular gates to the tarmac driveway which in turn provides access to the detached garage. Cast iron pedestrian gates provides access to the side of the property and the rear garden. The rear garden has a patio and is predominately laid to lawn with established shrub borders.



Tenure

The property is Freehold.

Services

Mains electric and water are connected to the property. LPG central heating system. Private drainage.

Local Authority

Harborough District Council + 44 (0) 1858 828282

Council Tax

Band E

Fixtures and Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items etc, will be excluded. An inventory

will not be provided. The vendor will not be required to remove any such items that remain on the premises.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From junction 1 of the M6 northbound take the third exit onto the A426 signposted Lutterworth and continue along the A426 and at the roundabout take the second exit onto the A426 Rugby Road. Continue along the Rugby Road and take your third turning on the left into the village of Cotesbach. Continue into the village onto Main Street and then take your first turning on the right onto Precinct. Continue up the private driveway and turn right and The Precinct is located in front on you.

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