



BUNGALOW 4 CATTHORPE MANOR Offers Over £400,000 Freehold

LILBOURNE ROAD
CATTHORPE, LUTTERWORTH
LEICESTERSHIRE
LE17 6DF



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached home which is situated in the sought after rural village of Catthorpe on the prestigious Catthorpe Manor Estate. The property is of standard brick built construction with a tiled roof.

Catthorpe is a picturesque rural village in the civil parish of Harborough, Leicestershire and is located beside the River Avon on the Warwickshire and Northamptonshire borders. Within the village is St Thomas' Church, Cherry Tree public house and Catthorpe Manor farm shop and restaurant. There are a range of more comprehensive facilities in nearby Rugby town centre to include supermarkets, numerous bars and restaurants, public houses, churches of several denominations, recreational facilities and excellent local schooling for all ages.

Rugby railway station operates a regular intercity service to Birmingham New Street and London Euston within the hour. There is also easy access to the A5, A14, M1 and M6 road and motorway networks, making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the entrance hall with stairs rising to the first floor landing. There is a large open plan lounge/dining room/kitchen with integrated appliances, large pantry, sliding patio doors onto the rear garden and a separate utility room. The inner hallway gives access to bedroom two which benefits from fully tiled en-suite wet room facilities.

To the first floor, the landing provides access to partly boarded loft space via a drop down ladder, and has doors off to the master bedroom which has an en-suite shower room. This is accessed through a door in the wardrobe furniture and is fitted with a modern three piece white suite. There are two further well proportioned bedrooms serviced by a family bathroom, fitted with a contemporary white suite to include a panelled bath with shower over, low level w.c. and vanity unit with inset wash hand basin.

The property benefits from oil fired central heating to radiators, Upvc double glazing and has a private supply sewerage system.

Externally, to the front of the property is a block paved driveway providing off road parking for two vehicles with north and south facing gardens to all sides. There is a paved patio area to the immediate rear with the remainder laid to lawn. The gardens have a private aspect with countryside views. A single garage is situated en'bloc across from the property.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 127 m² (1367 ft²).

AGENTS NOTES

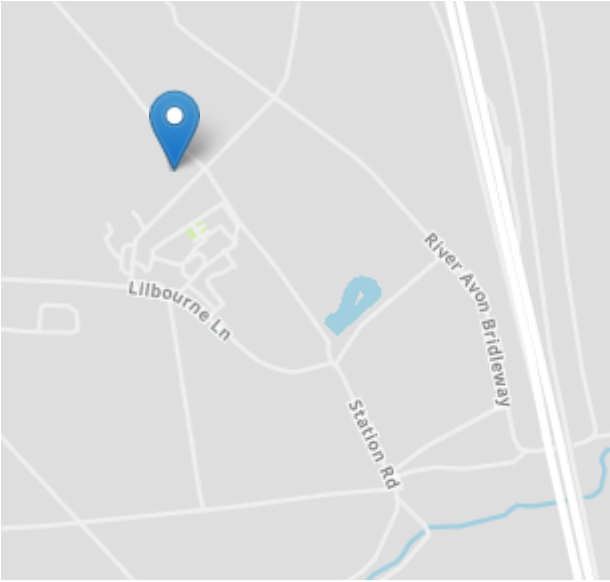
Council Tax Band 'E'.
What3Words: ///tenses.skate.abstracts

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Four Bedroom Detached Chalet Style Home Situated In Catthorpe Manor Grounds
- Sought After Rural Village Location with Countryside Views
- Open Plan Lounge/Dining Room/Kitchen with Separate Utility Room
- Ground Floor Bedroom with En-Suite
- First Floor Master Bedroom with En-Suite and Further Family Bathroom
- Oil Fired Central Heating, Upvc Double Glazing and Private Sewerage Facilities
- Gardens to All Sides and Off Road Parking
- Early Viewing is Highly Recommended
- Gardens to All Sides, Off Road Parking & Garage



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Porch

6' 10" x 4' 6" (2.08m x 1.37m)

Entrance Hall

12' 6" x 6' 10" (3.81m x 2.08m)

Open Plan Lounge/Dining Room/Kitchen

Lounge Area: 17' 2" x 10' 11" (5.23m x 3.33m)

Dining/Kitchen Area: 24' 7" x 11' 3" (7.49m x 3.43m)

Inner Hallway

11' 8" x 4' 5" (3.56m x 1.35m)

Utility Room

10' 7" x 6' 5" (3.23m x 1.96m)

Bedroom Two

10' 9" x 10' 0" (3.28m x 3.05m)

En-Suite Two

7' 3" x 6' 6" (2.21m x 1.98m)

First Floor

Landing

13' 2" x 10' 11" (4.01m x 3.33m)

Bedroom One

16' 5" x 10' 11" (5.00m x 3.33m)

En-Suite One

10' 2" x 4' 8" (3.10m x 1.42m)

Bedroom Three

10' 7" x 10' 1" (3.23m x 3.07m)

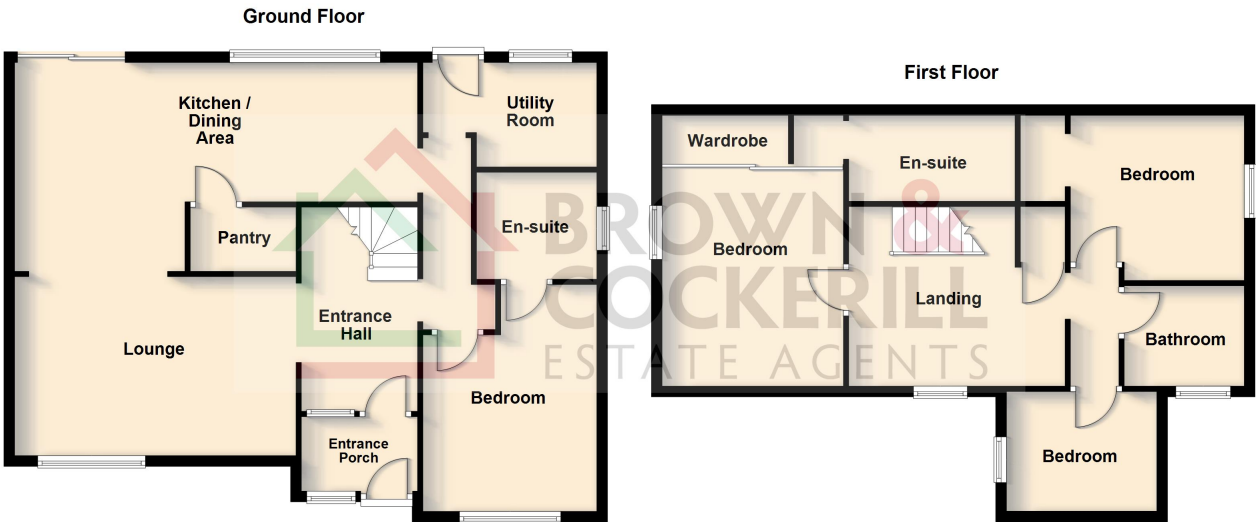
Bedroom Four

9' 2" x 7' 4" (2.79m x 2.24m)

Family Bathroom

7' 4" x 6' 1" (2.24m x 1.85m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.