

# ROSE COTTAGE

SUTTON BASSETT, MARKET HARBOROUGH



JAMES  
SELICKS

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View to the rear





## Rose Cottage, Sutton Bassett, Market Harborough

Enjoying open countryside views, yet just minutes from Harborough town centre and rail station, Rose Cottage is delightful character cottage dating back to 1813 that blends period charm and contemporary living following extension and full refurbishment. With over 1,800 Sq. Ft of luxury living, four bedrooms and open plan living dining kitchen, could this be your dream home? Offered for sale with no upward chain.

Detached period cottage | Over 1,800 Sq. Ft | Open plan kitchen, family/diner | Sitting room | Utility/boot room, WC | Four Double Bedrooms | Family Bathroom | Large Garden | Off-Road Parking | Countryside Views | No upward chain |

### ACCOMMODATION

The property is entered into an entrance hall with stunning herringbone parquet flooring. The formal sitting room spans the depth of the property from front to back with a feature fireplace and bi-folding doors out to the garden.

The snug with its open fire leads into the large open plan kitchen/diner. There is an extensive range of wall and base units, a large central island with stainless steel sink inset, space for a Range style cooker with extractor over, an under-counter fridge, integrated dishwasher and bi-folding doors going out to the garden.

Just off the kitchen there is a utility/boot room that has a further range of units, space and plumbing for a washing machine and tumble dryer and space for a large fridge freezer. The downstairs WC is also accessed from here.

Upstairs, a good-sized landing gives access to the bedroom and bathroom accommodation. The large and light master bedroom sitting above the kitchen with vaulted ceiling and bi-folding doors to a Juliet balcony looking over the rear garden and views beyond. This room is complemented by an ensuite shower room with a walk-in shower, low flush WC and wash hand basin.

### OUTSIDE

To the outside there is off-road parking on the gravelled driveway which also gives access to the rear garden via a side gate to the right-hand side.

The rear garden is gravelled directly off the kitchen and sitting room with an original well that has been exposed and turned into a table with a glazed middle, creating a feature external dining area. There are then sleeper steps rising to the main garden that is predominantly laid to lawn with mature floral and shrub borders with mature specimen trees providing year-round interest. There is a raised vegetable bed and a large garden storage shed with power. To the bottom of the garden there is a raised decking which sees the last of the afternoon and evening sun. The garden is east facing so enjoys the sun for most of the day.

This charming cottage that has been significantly extended is offered to the market with the agent's highest recommendation for internal inspection.

**TENURE:** Freehold

**LOCAL AUTHORITY:** North Northamptonshire

**TAX BAND:** F

**SERVICES:** The property is offered to the market with all mains services and oil-fired central heating.

### LOCATION

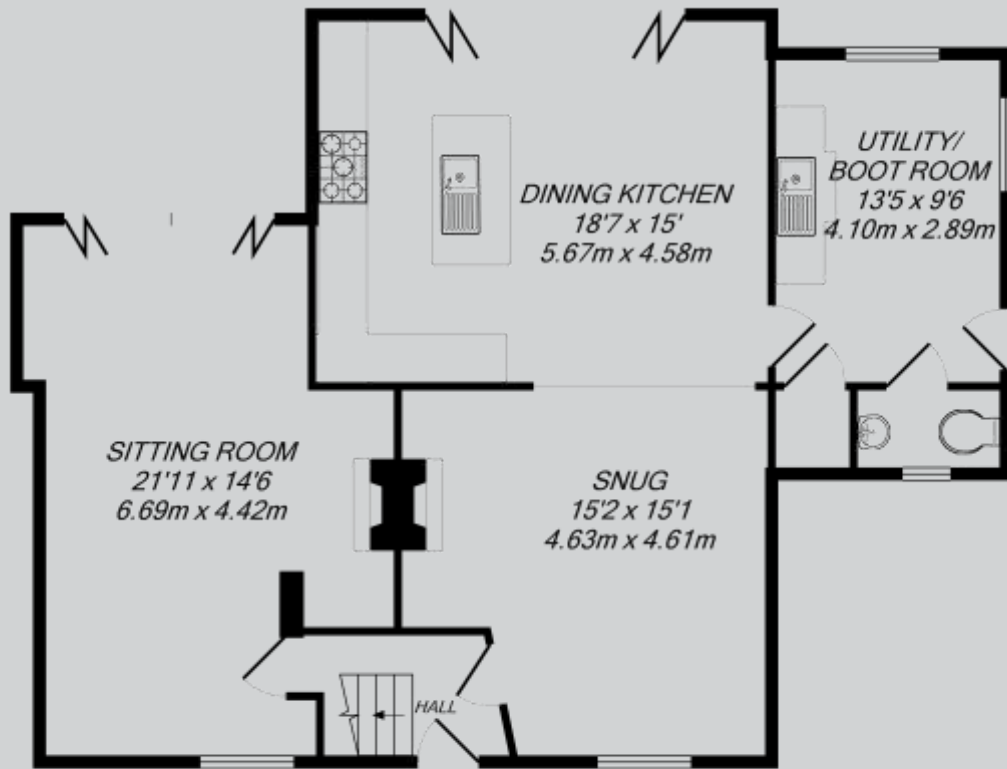
Sutton Bassett is a thriving village with a strong sense of community and a parish Church. The town of Market Harborough is approximately 5 minutes away and provides a wide range of amenities catering for all day-to-day needs and a mainline rail link to London St Pancras which can be reached in a little over an hour. The area is well served by popular schooling in both the state and private sectors.

### DIRECTIONAL NOTE

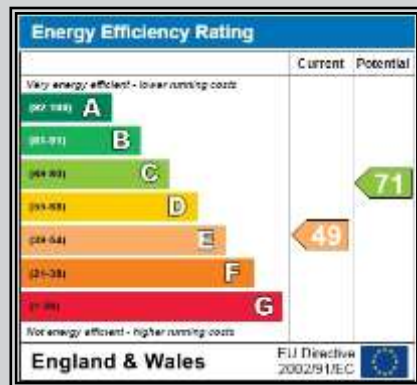
Proceed out of Market Harborough in a north easterly direction on the A427 Harborough Road taking the left hand turn on the B664 Sutton Road, on entering the village the property can be found on the right-hand side.



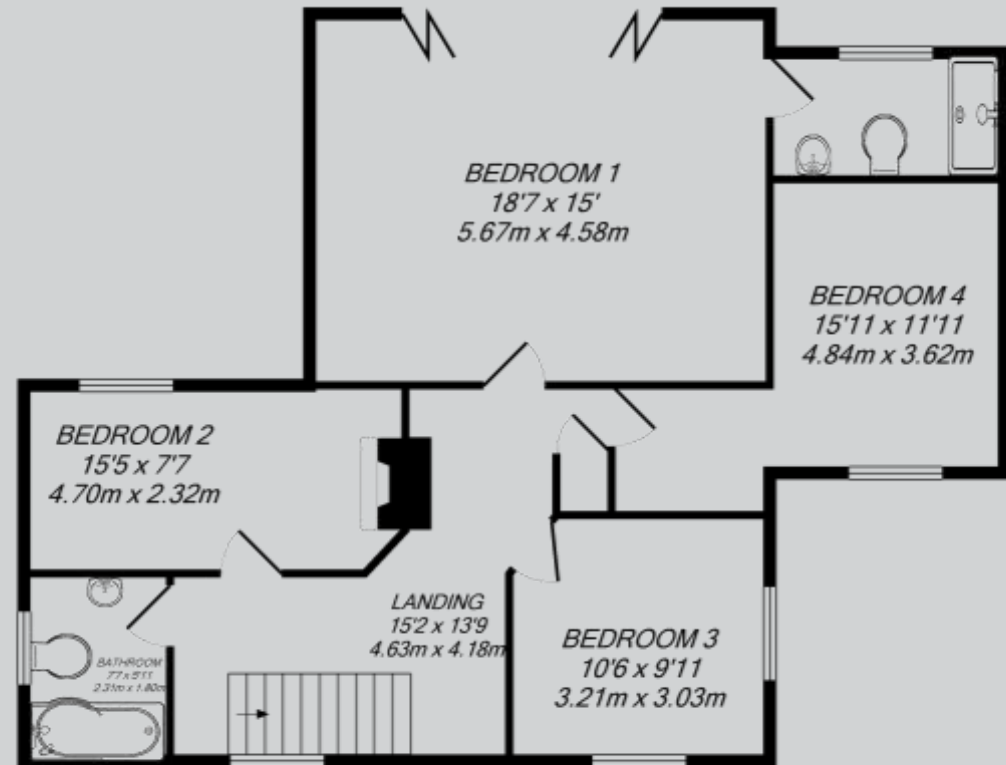




GROUND FLOOR



House Total Approx Gross Internal Floor Area = 176 sq. m / 1894 sq. ft  
Measurements are approximate, not to scale, illustrative purposes only.



1ST FLOOR





View to the rear



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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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