



READINGS

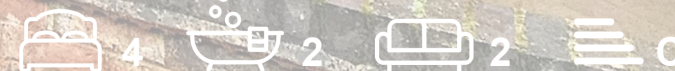
www.readingspropertygroup.com



Mowsley Road

Husbands Bosworth, Lutterworth LE17 6LR

£475,000



Mowsley Road

Husbands Bosworth, Lutterworth,
LE17 6LR

Tucked away in the heart of Husbands Bosworth, this modern four-bedroom detached home is a real hidden gem. It's up for sale with no onward chain and offers plenty of space along with charming character—something you don't always find in a modern build.

Set back from the road, it shares a private driveway with just three other homes, adding to its exclusive feel. Step inside, and you're welcomed by a bright reception hallway, a handy downstairs toilet, and a storage cupboard. The spacious lounge is perfect for relaxing, featuring doors leading to the rear garden and a cosy log-burning stove set against an exposed brick chimney breast.

At the heart of the home is the kitchen—a fantastic space for families to gather. There's plenty of room for a large dining table, a breakfast bar, loads of storage, and windows and doors opening onto the garden. A separate utility room keeps things practical.

Upstairs, a galleried landing leads to four generously sized bedrooms. The master bedroom is particularly impressive, complete with its own en-suite shower room, while a separate family bathroom serves the remaining rooms.

Outside, parking is sorted with a dedicated car standing area (where you'll spot the blue Porsche in the photos!) and a large double garage with an electric door for convenience. Neighbours have parking at the front of the property.

The rear garden is a real highlight—well-designed, private, and a lovely space to enjoy. This property features stylish, modern aluminium double-glazed windows and an energy-efficient air source heat pump. Plus, with the heat pump you'll get "cash back" payments for the next three years—a great added bonus!

This is a fantastic family home in a sought-after village, and it's priced competitively for a quick sale. Early viewing is highly recommended—you won't want to miss out!





Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: F

Type of Construction: Standard

Services: The property is offered to the market with mains electric, heating from an air source heat pump and connection to mains sewerage. Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

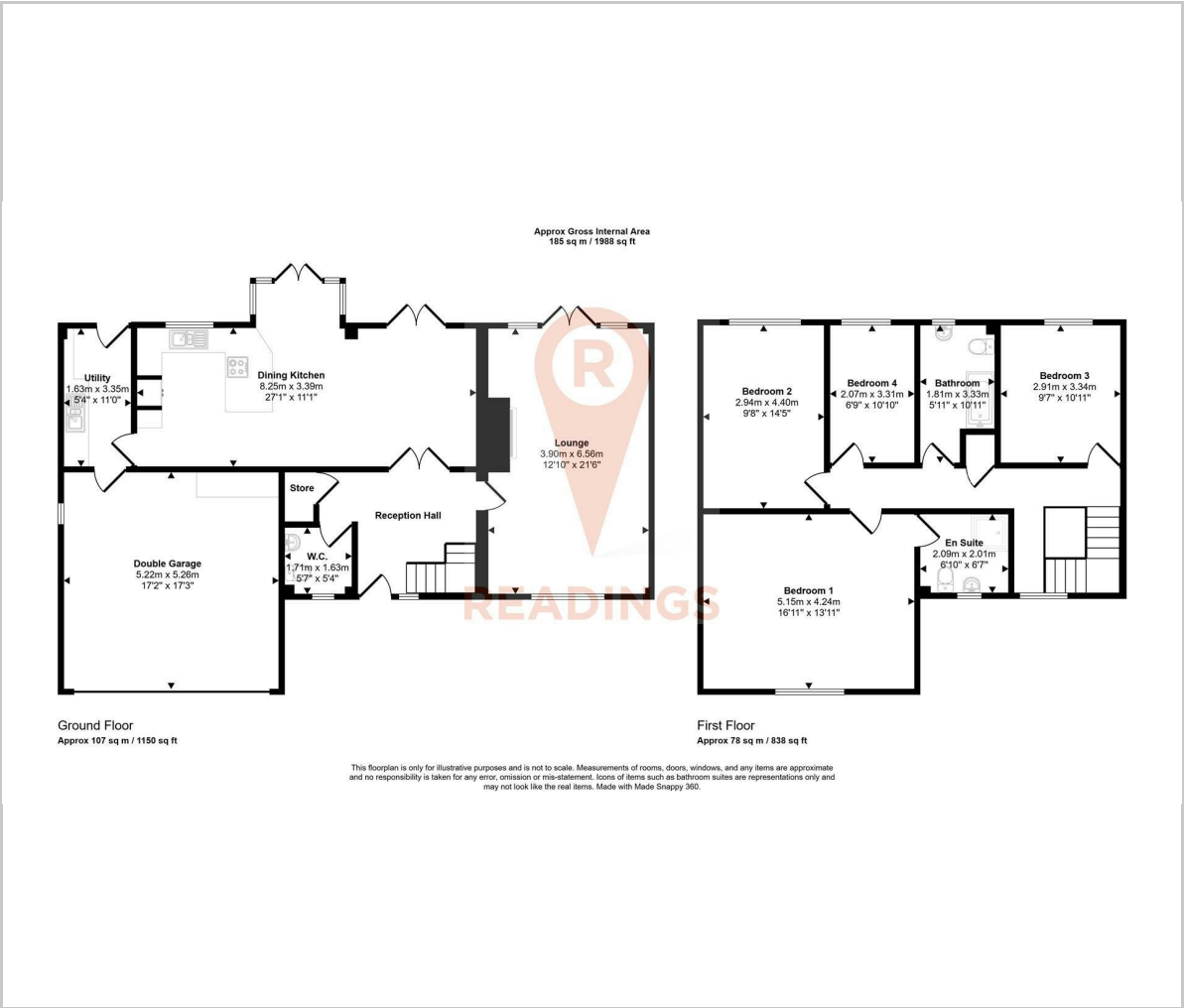
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

