

## 3 Hillcrest Lane, Husbands Bosworth, LE17 6LB



**£350,000**

Adams & Jones are favoured with the instruction to offer for sale this lovely four bedroom semi-detached family home which has been extended and lovingly cared for by the current owners. Situated in a quiet location in the popular village of Husbands Bosworth. The accommodation comprises, entrance hall, cloakroom, snug/work from home office, bay-fronted lounge with open fire and a dining kitchen with appliances. On the first floor there are four double bedrooms and a family bathroom with separate shower. Outside there is a pretty enclosed garden and to the front there is a drive offering parking. Early viewing is advised to appreciate the family living space this lovely home offers.

*Service without compromise*



Entrance Hall 9'07" x 8'08" (2.92m x 2.64m)



Upvc front door with side window. Laminate flooring. Radiator. Stairs rise to the first floor accommodation.

Cloakroom 6'11" x 6'08" (2.11m x 2.03m)



Fitted with a low level WC. Wash hand basin. Chrome heated towel rail. Ceramic floor tiles. Coving to the ceiling. Extractor fan

Lounge 12' x 15' (3.66m x 4.57m )



The spacious bay-fronted lounge has coving to the ceiling, radiator and an oak fireplace with cast iron backdrop housing an open fire.

Lounge Photo Two

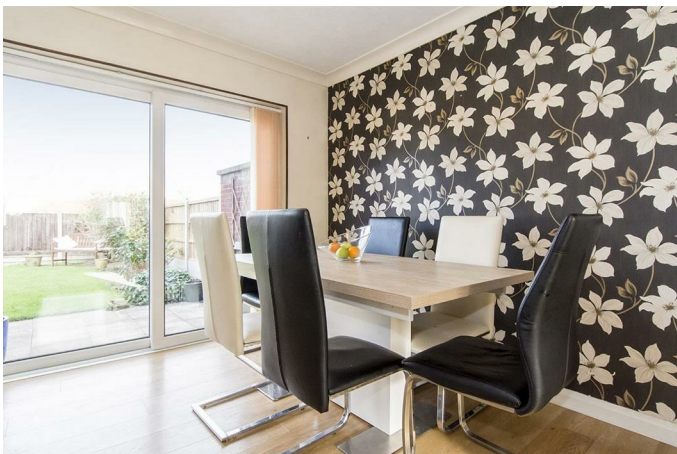


Dining Kitchen 8'11" x 19'04" (2.72m x 5.89m)



The kitchen is fitted with a wide range of modern cabinets with complimenting work surfaces. Composite bowl and a half sink unit with mixer taps. Neff double oven and induction hob. Integral fridge -freezer, dishwasher and washing machine. Chrome heated radiator. Laminate flooring. A glazed door gives access to the outside and a window overlooks the garden. In the dining area there are a set of sliding patio doors that open into the garden.

Dining Kitchen Photo Two



Snug / Work From Home Office 8'10" x 15'02" (2.69m x 4.62m )



This additional reception room has dual aspect windows a radiator and laminate flooring.

Landing



Giving access to the bedrooms and bathroom. Coving to the ceiling and a loft hatch.



**Bedroom One 12' x 12' (3.66m x 3.66m )**



A double bedroom with a window overlooking the garden, a radiator and coving to the ceiling.

**Bedroom Two 8'10" x 15'02" (2.69m x 4.62m)**



A double bedroom with dual aspect windows and a radiator.

**Bedroom Three 11'11" x 12' (3.63m x 3.66m )**



A double bedroom with a window to the front aspect, coving to the ceiling and a radiator.

**Bedroom Four 6' 10" x 6'10" (1.83m 3.05m x 2.08m)**



A generous bedroom with a window to the front aspect, coving to the ceiling, radiator and a storage cupboard.

## Bathroom 6'11" x 8'10" (2.11m x 2.69m)



Fitted with a low flush WC. Pedestal wash hand basin. Corner bath & separate shower cubicle. Tile effect vinyl flooring. Radiator. Obscure glazed window.

## Garden



The pretty enclosed rear garden has a private feel and is mainly laid to lawn with shrub borders, a paved patio seating area and a further timber decked seating area. There is a garden shed, outside tap and gated side access.

## Garden Photo Two



## Outside & Parking.



To the front of the property there is a pretty lawned garden which is planted with shrubs. The drive provides a parking space and on street parking is available.

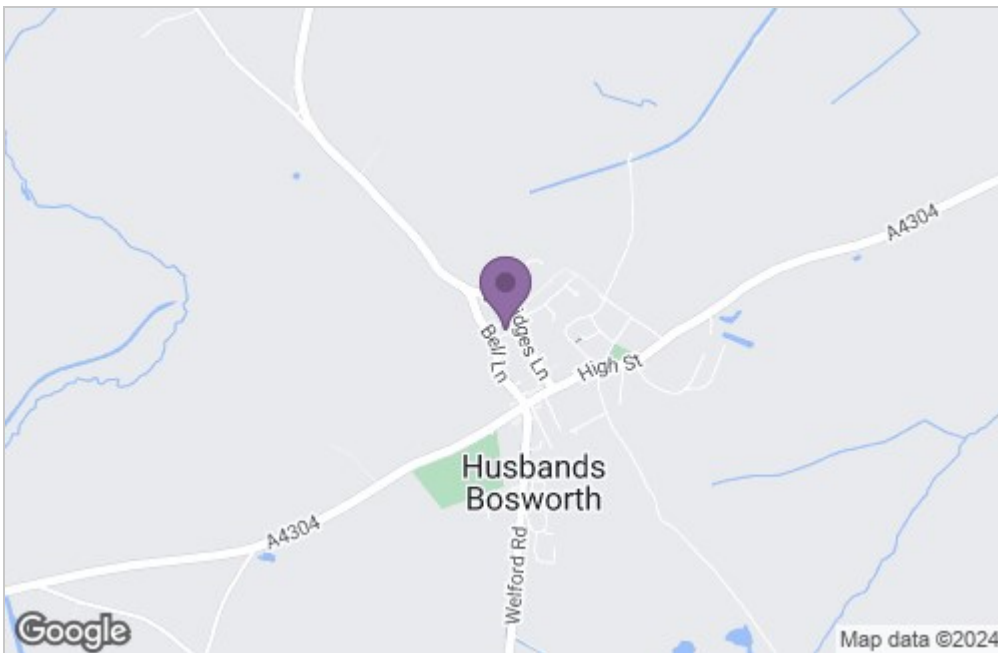


## Floor Plan

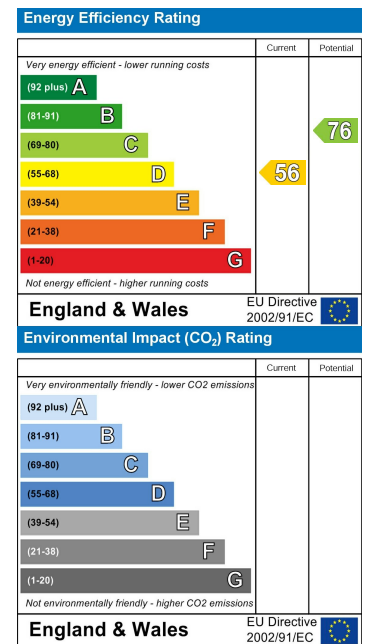


Total area: approx. 121.8 sq. metres (1310.9 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*