

6 Highcroft  
Husbands Bosworth  
Lutterworth  
LE17 6LF

£375,000

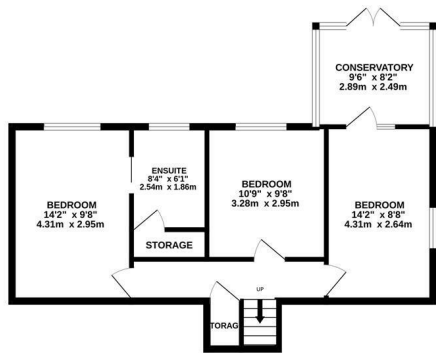


OSCAR JAMES

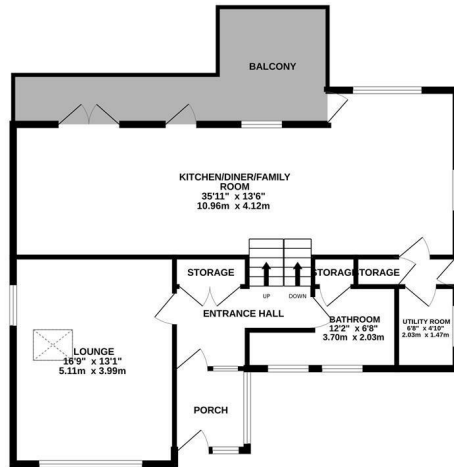
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# FLOOR PLANS

GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



FIRST FLOOR  
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Living room with log burner fireplace, conservatory addition and family room with the kitchen area



Stunning open plan kitchen/dining /family room with balcony



Three double bedrooms



Family bathroom with an ensuite to the principle bedroom



Landscaped gardens with a south east facing rear aspect



Off road parking for 3-4 cars



## WHAT'S GREAT?

This stunning three bedroom detached home boasts spacious accommodation spanning across three floors and situated in the desirable village of Husbands Bosworth. The property is well presented and benefits from a floorplan that allows flexibility of use.

The accommodation briefly comprises of an entrance porch leading to a light and airy hallway, well proportioned living room with log burner fireplace, family bathroom with a three piece suite, steps up to the superb open plan kitchen/dining/family creating a fabulous hub to the home and also boasts access on to a fantastic balcony area, utility room with additional storage.

To the lower level you will find three double bedrooms with the principle bedroom featuring an ensuite shower room, there is also a conservatory addition leading off one of the bedrooms providing additional reception space and access to the garden.

### Outside

The neat frontage features an extensive driveway providing off road parking whilst the rear

garden has been attractively landscaped and features a paved patio area ideal for outdoor entertaining, lawned garden with an array of well stocked borders and small trees, fully enclosed and gated pedestrian access on to Dag Lane.

### Location

Husbands Bosworth itself has a village store/mini supermarket, Health Centre which opened in 2018 and a local pub, in addition to several other amenities. including a primary school. Market Harborough is only 13 miles away and provides further shopping and amenities, including access to several supermarkets along with transport links being close to hand with the M1, M6 & A14 nearby and a mainline station, offering services to London St. Pancras International, taking just under an hour

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# SELLER'S SECRET

We have really enjoyed our time living here and it has been a superb family home. We love the open plan kitchen/dining/family room, especially the balcony with views back to the village church.



*Why we like it....*

This fantastic home has so much to offer and we love that it can appeal to a wide range of buyers through different age ranges. The property and gardens are well presented and this home genuinely must be seen to be appreciated!

*To buy or not to buy....*

## OSCAR JAMES

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