



Cherry Tree Close Husbands Bosworth LE17 6NB

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT** 
LAND AND
PROPERTY
PROFESSIONALS



Key Features

- Well Appointed Detached Family Home
- Entrance Hallway, Guest Cloakroom
 - Living Room, Family Room
- Well Appointed Dining Kitchen
 - Utility Room, Study
- Principal Bedroom With En-Suite
- Three Further Generous Bedrooms, Bathroom
- Car Standing Double Garage
 - Established Gardens
- Close To Village Centre & Countryside Walks





The Property

A well appointed, detached family home located along a private drive, with beautiful south Leicestershire countryside and many scenic walks around the village.

The popular village of Husbands Bosworth is conveniently located approximately 7 miles equidistant of Market Harborough and Lutterworth, and some 14 miles south of the city of Leicester. The village has a fantastic community spirit revolving around the highly regarded primary school, public house, supermarket and post office, GP's surgery, private dentist, and a cafe. Both Market Harborough and Lutterworth offer more comprehensive shopping and supermarket facilities. For the commuter, Rugby and Market Harborough both have mainline rail services to London.

The property has a generous entrance hallway with a guest cloakroom and utility room off. Connecting doors lead to three reception rooms and a stunning kitchen. The dual aspect living room is located at the rear of the property and boasts a woodburning stove and direct access out into the rear garden. The study and family room offer flexibility to buyers with a multitude of uses such as a home office/gym or playroom.

The dining kitchen offers a generous space for entertaining and day-to-day family life, with a modern shaker style kitchen that is complimented by a natural stone worktop, range style electric oven and a wine cooler. The dining area has direct access onto the rear terrace.

To the first floor, the principal bedroom benefits from a range of wardrobes and drawers that provide hanging and storage space, and an en-suite that is fitted with a contemporary white suite. There are three further bedrooms (bedroom two and three with fitted wardrobes) and a family bathroom which is fitted with a four piece suite.

Outside the driveway provides parking for two vehicles, and the double garage has twin up and over door with power and lighting connected. The rear garden is set to lawn with a patio area, with well stocked borders.







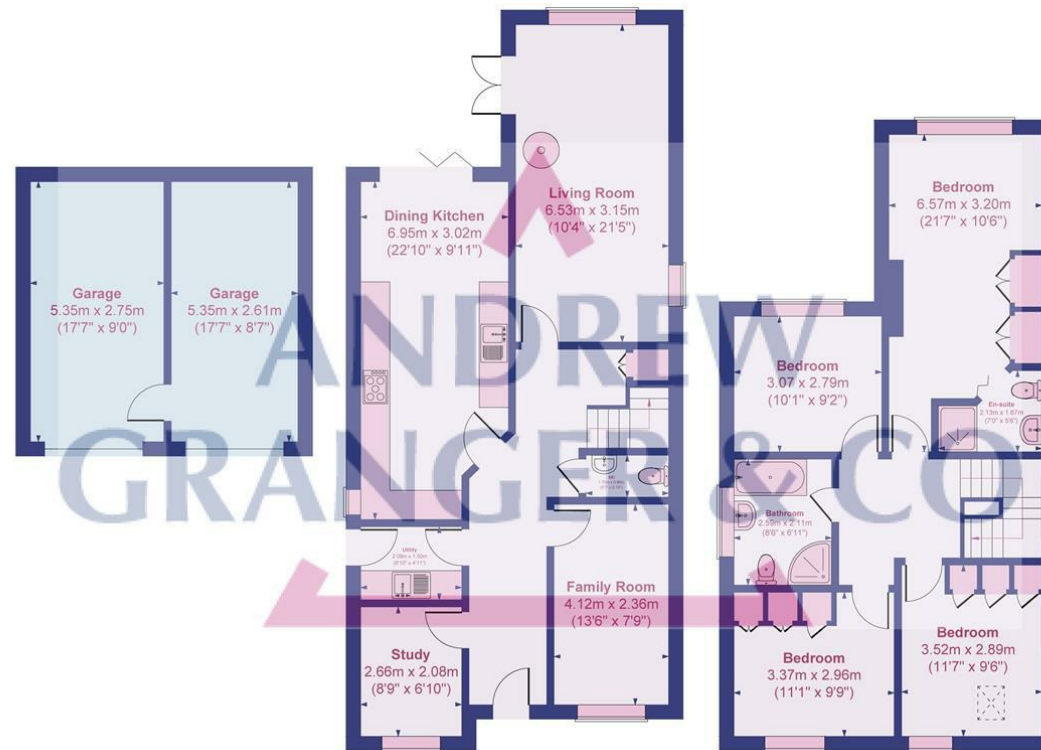






Floorplan

Approximate Gross Internal Area
146.2 sq. m. (1574 sq. ft.)
Garage At 29.4 sq. m. (316 sq. ft.)
Total 175.6 sq. m. (1890 sq. ft.)



Garage

Ground Floor

Floor area 79.7 sq.m. (858 sq.ft.) approx
Garage 29.4 sq.m. (316 sq.ft.) approx

First Floor

Floor area 66.5 sq.m. (716 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



Part of

