



**Connells**

Welford Road  
Husbands Bosworth Lutterworth





## Property Description

Situated in the popular and desirable village of Husbands Bosworth in the heart of the rolling Leicestershire countryside, this fantastic detached residence has been fully renovated and extended to boast a 35 foot open plan kitchen/dining/family room, four double bedrooms, ample off road parking and a deceptively spacious plot. Originally a bungalow, the property has been extended to the rear and first floor and finished in 2016 to feature over 2300 square feet of prime living space.

The property benefits from a neat and low maintenance frontage comprising a gravelled driveway enclosed by a hedgerow providing off road parking for five to six cars. The extensive rear garden is of a good size and features a generous lawn area and a high level hedgerow on the right hand side providing a good degree of privacy.

Located within walking distance to the local primary school, doctors surgery, pub, village shop, church and countryside walks are on the doorstep. Market Harborough is just a short drive away with a variety of independent local shops and restaurants, with a train station providing commuter rail links into London St Pancras within an hour.

## Entrance Hallway

### Study

5' 3" x 9' 10" ( 1.60m x 3.00m )

### Living Room

10' 7" x 11' 3" ( 3.23m x 3.43m )

### Snug

11' 3" x 10' 6" ( 3.43m x 3.20m )

### Kitchen / Dining Room

34' 10" extending to x 27' 1" ( 10.62m extending to x 8.26m )

### Utility Room

8' 2" x 5' 6" ( 2.49m x 1.68m )

### Downstairs W/C

3' 6" x 6' 6" ( 1.07m x 1.98m )

## Landing

## Bedroom One

17' 7" extending to x 19' 5" ( 5.36m extending to x 5.92m )

## En-Suite

7' 5" x 7' ( 2.26m x 2.13m )

## Bedroom Two

10' 10" x 19' 5" ( 3.30m x 5.92m )

## Bedroom Three

13' 3" x 8' 3" ( 4.04m x 2.51m )

## Bedroom Four

12' 9" x 8' 3" ( 3.89m x 2.51m )

## Bathroom

6' 11" x 7' 8" ( 2.11m x 2.34m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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