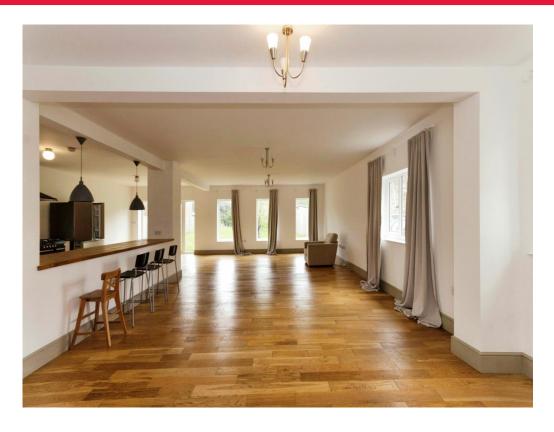


Connells

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  $\times$  27' 1" ( 10.62m extending to  $\times$  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  $\times$  19' 5" ( 5.36m extending to  $\times$  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

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Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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**EPC Rating: D**