



**Connells**

Green Lane  
Husbands Bosworth Lutterworth

# Green Lane Husbands Bosworth Lutterworth LE17 6LD

for sale offers in the region of  
**£230,000**



## Property Description

Nestled down a country lane in the heart of Husbands Bosworth, this unique barn conversion is a hidden gem with its character features, charming accommodation boasting an open plan, first floor living/dining room and access to a brick built store.

Sought after village location within walking distance of the village shop, church amenities, primary school and the rolling countryside. The property is also within close driving distance of Market Harborough and offers fantastic commuter links to the M1 and A14.

## Entrance Hall

A covered pathway with gated access to the front door which is set back from the lane. The front door provides access into the entrance hall featuring a gorgeous arch stain glass window and a central staircase with glass panels rises to the first floor accommodation. Stairs rising up to the open plan living room with plenty of light flooding in from the three sky light windows, each with fitted blinds, engineered oak flooring and attractive vaulted ceilings.

## Shower Room

5' 7" x 4' 3" ( 1.70m x 1.30m )

Modern shower room featuring floor to ceiling tiling to most walls, a chrome heated towel rail and a three piece suite to include a corer

enclosed shower, a low level WC and a vanity enclosed wash hand basin.

## Bedroom One

10' 2" x 13' 10" ( 3.10m x 4.22m )

Beautifully appointed master bedroom offering a wealth of charm, comprising engineered oak flooring alongside a raised tiled platform to the rear door, out to the courtyard, boasting a south facing aspect.

## Bedroom Two

8' 10" x 5' 10" ( 2.69m x 1.78m )

Generously sized single bedroom with engineered oak flooring and benefits from a useful storage cupboard and shelving area,

## Living Room

21' 2" x 13' 8" ( 6.45m x 4.17m )

Stairs rise up to the open plan living room with plenty of light flooding in from the three Velux sky light windows each fitted with blinds, engineered oak flooring and attractive vaulted ceilings.

## Kitchen/Dining Room

13' x 8' 4" ( 3.96m x 2.54m )

Kitchen/Dining Room benefiting from engineered oak flooring, a heated towel rail and ample space for a dining table and chairs. There is an array of eye and base level units with complimentary worktops, sink with draining board, an integrated oven and a four ring electric induction hob, and space for a fridge, freezer and dishwasher.

## Store

13' 6" x 4' 9" ( 4.11m x 1.45m )

Situated adjacent to the property is a fantastic brick built store offering an excellent utility area, bike store with power, light, double doors from the lane and a side door from the pathway. The space is currently used to house the washing machine, tumble dryer, as well as useful storage.

## Outside

The rear courtyard is enclosed by brick walls with paving leading into a split aspect garden. Comprising of artificial turf, a fitted bench, raised flower beds and fitted shelving units. There is also access to the oil tank.





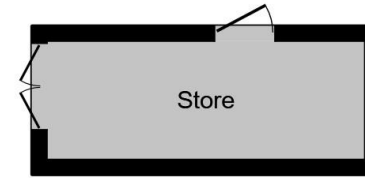




**Ground Floor**



**First Floor**



**Outbuilding**

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**

Tenure: Freehold

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