



Connells

Hillcrest Lane
Husbands Bosworth Lutterworth

Hillcrest Lane Husbands Bosworth Lutterworth LE17 6LB

for sale offers over
£325,000



Property Description

This well presented and well maintained four bedroom semi-detached property is located in the sought after village of Husbands Bosworth. The property itself offers spacious accommodation set over two floors and in addition this home further benefits from gardens to both the front and rear along with off-road parking.

Entrance Hall

The property is accessed via a uPVC composite front door where you arrive in the entrance hall. The entrance hall has stairs that rise to the first floor and doors giving access through to the lounge located to your right and the snug/office to your left.

Cloakroom

Also access from the central entrance hall is the ground floor WC, which benefits from a low-level flush WC and pedestal wash hand basin along with providing storage space for shoes.

Lounge

15' 2" x 12' (4.62m x 3.66m)

The sitting room is a good sized room that benefits from a feature fireplace with an open fire set within. To the front elevation there is a base style window that gives a view over the front garden. To the rear elevation of the sitting room there is an opening into the kitchen/diner.

Kitchen/Dining Room

19' 4" x 8' 11" (5.89m x 2.72m)

The kitchen/dining room runs the length of the rear elevation of the property and is set into two distinct areas of kitchen and dining and separated by a useful breakfast bar. The kitchen itself comprises of a range of base and high-level units with a complimentary worktop over. Within the kitchen there is a fitted Neff oven, Neff grill and Neff four ring electric hob. In addition there is also a fitted dishwasher, washing machine and fridge freezer. To the rear elevation of this room there is a window overlooking the garden beyond along with sliding patio doors which give access to the garden and a further pedestrian door located to the side elevation.

Snug/Office

15' 2" x 8' 9" (4.62m x 2.67m)

Also access from the central entrance hall is a further reception room which could be used in a variety of ways, for the current owners it has been used as a playroom, study or second lounge.

First Floor Landing

The stairs rise to the first floor landing. The first floor landing provides access to all of the first floor accommodation and in addition provides access to the loft via a loft hatch.

Bedroom One

12' 2" x 12' 1" (3.71m x 3.68m)

Bedroom number one is a good sized double

bedroom located to the rear elevation of the home and benefits from a view over the rear garden.

Bedroom Two

15' 2" x 8' 10" (4.62m x 2.69m)

Bedroom number two is also a good sized double bedroom and benefits from being flooded with natural light owing to the dual aspect windows to both the front and rear elevations. Within bedroom number two there is a further loft hatch providing access to the second loft space.

Bedroom Three

12' x 11' 11" (3.66m x 3.63m)

Bedroom number three is located to the front elevation of the property and is a generously sized double bedroom which benefits from a fitted storage cupboard and houses the property's hot water cylinder.

Bedroom Four

7' 9" x 6' 11" (2.36m x 2.11m)

Bedroom number four is situated to the front elevation of the home and is a single bedroom that benefits from a fitted storage cupboard.

Bathroom

The family bathroom has a suite that comprises of a low-level flush WC, a pedestal wash hand basin, corner bath and separate shower cubicle. Within the bathroom there is tiling to all splashback areas.

Outside

To the front of the home there is a front

garden and off-road parking available. An area of the front garden has been laid to lawn with some mature shrubs hedges and planting dispersed throughout. The driveway has been laid to tarmac and provide off-road parking. A paved pathway provides access to the front door and also runs along the side of the home giving access to the rear garden.

To the rear of the home there is an enclosed garden. The garden benefits from an area laid to patio providing ample space for alfresco dining, a further raised deck area providing further seating and in addition an area which has been laid to lawn. The garden further benefits from a good sized storage shed.









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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EPC Rating: D

Tenure: Freehold

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Property Ref: MKH307765 - 0004