



Connells

Church Lane
Husbands Bosworth Lutterworth

Church Lane Husbands Bosworth Lutterworth LE17 6LS

for sale
£300,000



Property Description

This well presented three bedroom property offers allocated parking space for two vehicles and is situated in a desirable location.

The village lies on the border of Leicestershire and Northamptonshire, offering the charm of countryside living with excellent connectivity. The village offers a convenience store/post office, pub, village hall, a modern GP surgery, dentist, church and primary school, within walking distance.

Excellent access to major road networks including the A14, M1 and M6, making it ideal for commuters to Leicester, Rugby, Market Harborough and Northampton.

The property is also surrounded by beautiful open countryside, the area is popular for walking, cycling and rural pursuits with scenic routes and canal paths nearby. The location blends peaceful village life and is perfect for families or professionals seeking a rural setting with strong transport connections

Lounge/Dining Area

14' 6" max x 17' 5" max (4.42m max x 5.31m max)

Having large double glazed window to the front, providing plenty of natural light and radiator

Kitchen

14' 6" x 9' 8" (4.42m x 2.95m)

Fitted with wall and base units, integrated oven, hob and extractor fan, tiled flooring and double glazed door leading to the rear garden

1st Floor Landing

Bedroom 1

10' 11" x 10' 2" (3.33m x 3.10m)

Comfortable and spacious room, providing ample space for additional furniture, radiator and double glazed window to the front

Ensuite

Private and practical bathroom space, comprising shower, low level WC and a wash hand basin

Bedroom 2

9' 7" x 8' 1" (2.92m x 2.46m)

Having double glazed window and radiator

Bedroom 3

8' 11" x 6' 4" (2.72m x 1.93m)

This room can be used as a child's bedroom or study and has double glazed window overlooking the rear garden and radiator

Bathroom

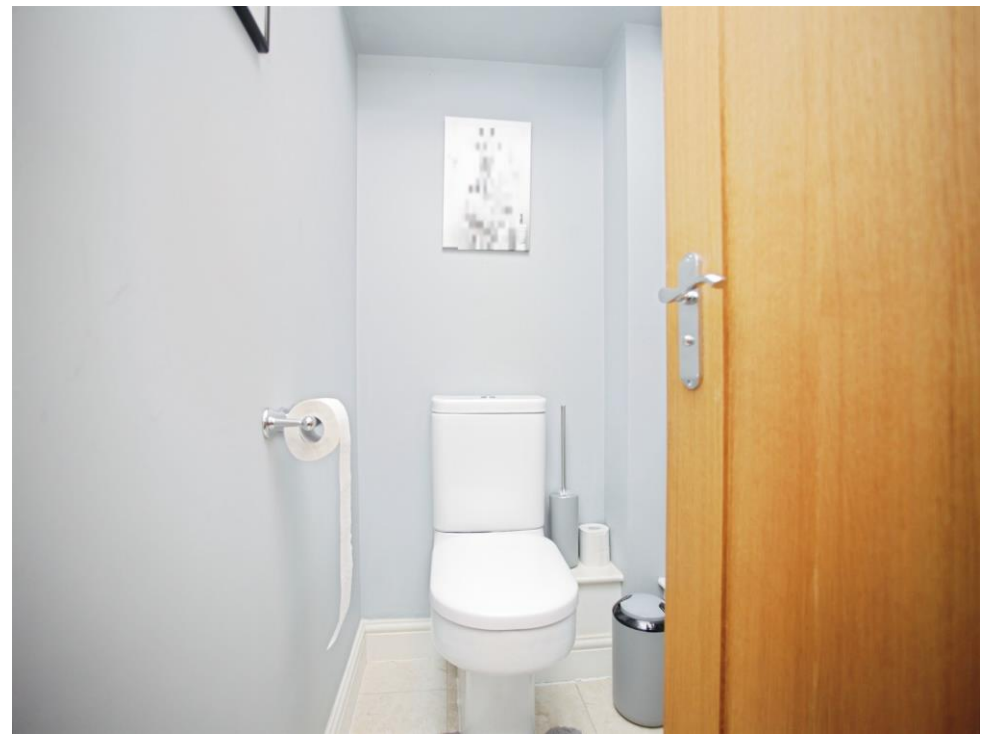
Having tiled flooring, panelled bath with shower over, low level WC, wash hand basin and frosted glazed window

Outside

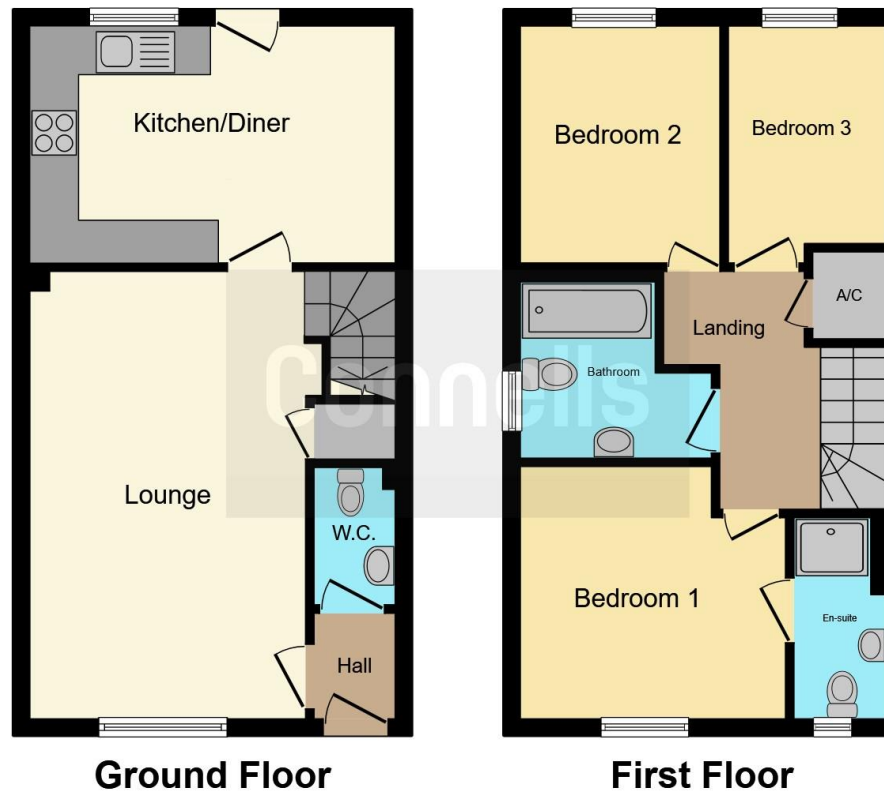
To the front of the property, there is allocated

parking space for two cars and to the rear there is a patio area, lawned area and surrounded by wooden fencing to allow privacy









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

To view this property please contact Connells on

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11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MKH307992



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