



JAMES
SELLICKS

Highcroft
HUSBANDS BOSWORTH, LUTTERWORTH

If you're yearning for a taste country living with the space and scope to create your own dream home for your growing family, then this four/five bedroom detached home with over 1,900 Sq. Ft of living space, nestled in approx. 0.25 acres of mature, leafy gardens and with a double detached garage, could be just what you've been looking for.

Detached family home • Approx 0.25 acres and over 1,900 Sq. Ft of living space • Four bedrooms • Two reception rooms and study • Conservatory/swim gym with training pool/spa • Kitchen/diner • Double detached garage and car port • Scope to add value through refurb or extension • Highly sought after village with commuter links

Accommodation

Stepping in through the sliding doors you will find yourself in a spacious, bright porch which offers space to hang your coats and store your boots. Through here you will find a welcoming reception hall. To your right is the study which offers a quiet space to work from home in. On your left is the dining room, which could also serve as a snug or ground floor/fifth bedroom. The hall leads out to the side and offers separate access to the car port and garage to the side. You will also find the ground floor shower room with shower cubicle, WC and wash hand basin.

The sitting room to the rear is spacious and bright and features a cast-iron log-burning stove set within a stone surround. Large sliding doors provide natural light, as well as access to the conservatory which has been designed and built as a "swim-gym". A Hydro-Sport Resistance Training Pool/Spa takes centre stage in this unique space, with a raised viewing/seating platform that takes in views of the garden beyond. Two sets of steps lead down to the pool area and double doors to the side, provide access to the garden.

The kitchen/diner also provides access out to the garden and is fitted with a comprehensive range of wall and base units with work surfaces over. There is a double oven, gas hob, plumbing and space for a washing machine and dishwasher and space for a fridge/freezer.

Upstairs the landing leads to four bedrooms, three of which are doubles, with one single bedroom that could also serve as an upstairs office/study. The shower room has been re-fitted to provide a white suite comprising separate shower cubicle, WC and wash hand basin.

Outside

The front garden features wrap around access to the rear via five bar wooden gates either side of this home with a hardstanding drive providing off-road parking for several vehicles which leads to the double detached garage and car port that links the garage and house. There is an attractive lawn with bedding borders that flanks the drive.

The rear garden is a peaceful, leafy oasis that offers secure and private space. An extensive paved patio terrace leads to the expanse of lawn with mature bedding borders. Beyond here you will find the kitchen garden, perfect for growing your own and living the good life.





Garage and Outbuilding

The garage features an up and over door with further, personnel door to the rear, power and light. While the brick outbuilding behind, serves as a boiler room housing the oil-fired central heating boiler. and features power and light.

Location

Husbands Bosworth is a thriving, attractive village equidistant to Market Harborough & Lutterworth town centres, with many interesting period properties. The village offers a mini supermarket, primary school, post office, parish Church and public house.

The area is popular with buyers wanting convenient access to Market Harborough, Leicester and Lutterworth and Northampton. There are excellent commuter links via rail from Market Harborough and Rugby with road links J20 M1, J1 M6 and A14 nearby. Leicester City Centre is some 12 miles distant offering a wider range of amenities normally associated with a city centre.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

Services: The property is offered to the market with all mains services and oil-fired central heating.

Satnav Information

The property postcode is LE17 6LF, and house number 1.





1. Highcroft Husbands Bosworth, Lutterworth, Leicestershire LE17 6LF

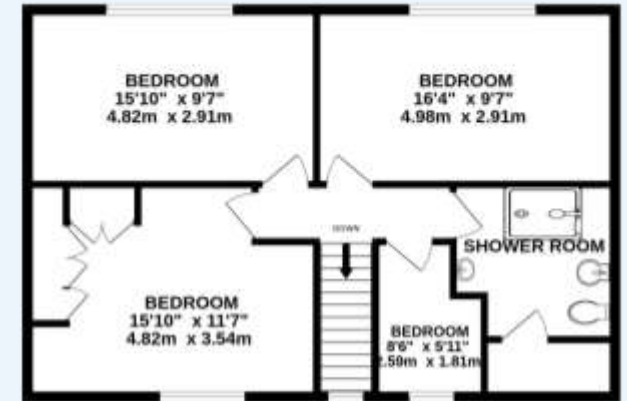
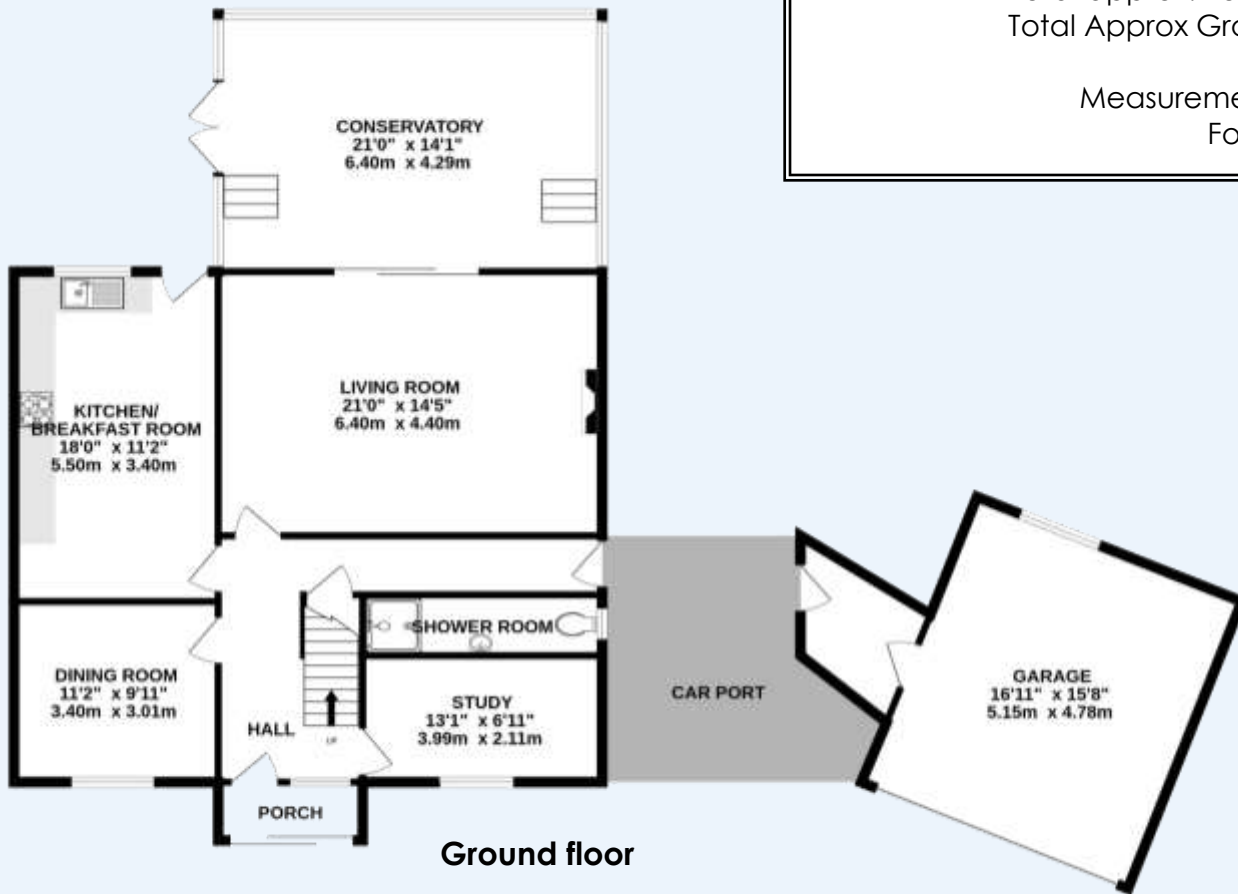
Total approx. internal floor area = 176.8 Sq. M (1,903 Sq. Ft)

Total approx. floor area Garage = 27.6 Sq. M (297 Sq. Ft)

Total Approx Gross Floor Area = 204.4 Sq. M (2,200 Sq. Ft)

Measurements are approximate. Not to scale.

For illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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