

8 Hunters Close

HUSBANDS BOSWORTH, LUTTERWORTH, LEICESTERSHIRE, LE17 6LG

JAMES
SELICKS



GUIDE PRICE: £600,000

If you yearn for more space, then this spacious six-bedroom detached family home with panoramic countryside views and over 2,000 square feet of accommodation could be just what you have been looking for. Tucked away in the corner of a desirable cul-de-sac in a sought-after south Leicestershire village it offers excellent nearby commuter links by both road and rail.

Spacious detached family home • Over 2,000 square feet of accommodation • Six bedrooms • 22ft sitting room with open fire • Dining room and study • Breakfast kitchen and utility room • Ensuite bathroom and family bathroom • Panoramic countryside views • Landscaped wrap around gardens • Double garage and off-road parking •

Accommodation

Step in to the handy porch where you can kick off your shoes and hang your coat, then through into a welcoming hall. Stairs lead up ahead with space for a desk or drawers beneath, while straight on you may catch a glimpse through the kitchen door and window of the panoramic countryside views that await. Tucked away in the right corner of the hall is the handy guest cloakroom, while on the left is the sitting room. Spanning over 22ft and with several windows with views of the front and side gardens, the room feels extremely bright and spacious. An open fire provides the perfect focal point to relax and unwind in front of.

The dining room is situated to the rear and features sliding patio doors that lead out to the rear patio. Beyond here is the study, which could also serve as a playroom or snug. The breakfast kitchen is equipped with an extensive range of fitted wall and base units offering ample storage with plenty of work surface space above. Integrated appliances include a double oven, dishwasher, and a hob with an extractor hood over. The sink is perfectly positioned beneath the large window that takes in the countryside views. The utility room features a ceramic Belfast sink, plumbing and space for appliances as well as a further range of fitted wall and base units that complement the kitchen. The oil-fired floor standing boiler is in the corner while a door to the front leads out to the side passage that connects the front and rear gardens.

Upstairs the sense of space continues where you will find the master bedroom which is over 17ft in depth and the ensuite bathroom which comprises a white suite comprising bath, separate shower cubicle, WC and wash hand basin. There are five further bedrooms four of which take in the panoramic countryside views to the rear, with the second/guest bedroom situated at the front and featuring a built-in double wardrobe. The family bathroom features a white suite comprising bath with shower over, WC and wash hand basin.

Outside

Occupying a corner plot this home enjoys wrap around, landscaped gardens. The front featuring a hardstanding drive that provides off-road parking for several vehicles and leads to the double garage. Flanked by manicured lawns and bedding borders. Gated access to the side leads round to the rear garden which features an extensive block paved patio terrace with space for seating and dining. A shaped lawn flows round to the side where you will find landscaped, tiered terraces and retaining brick wall feature with steps leading up to a further lawn. A paved path inset leads to the timber framed shed and seating terrace, where you can take in the leafy backdrop and the open countryside beyond.





Location

Husbands Bosworth is a thriving, attractive village 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 provides excellent communications via rail from Market Harborough and Rugby and Junction 20 of the M1 at Lutterworth. Leicester City Centre is some 12 miles distant offering a wider range of amenities normally associated with a city centre.

Satnav Information

The property's postcode is LE17 6LG, and house number 8.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Not in a Conservation Area

Tree Preservation Orders: No Tree Preservation Orders

Tax Band: F

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

Broadband delivered to the property: ADSL

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Planning issues: None which we are aware of





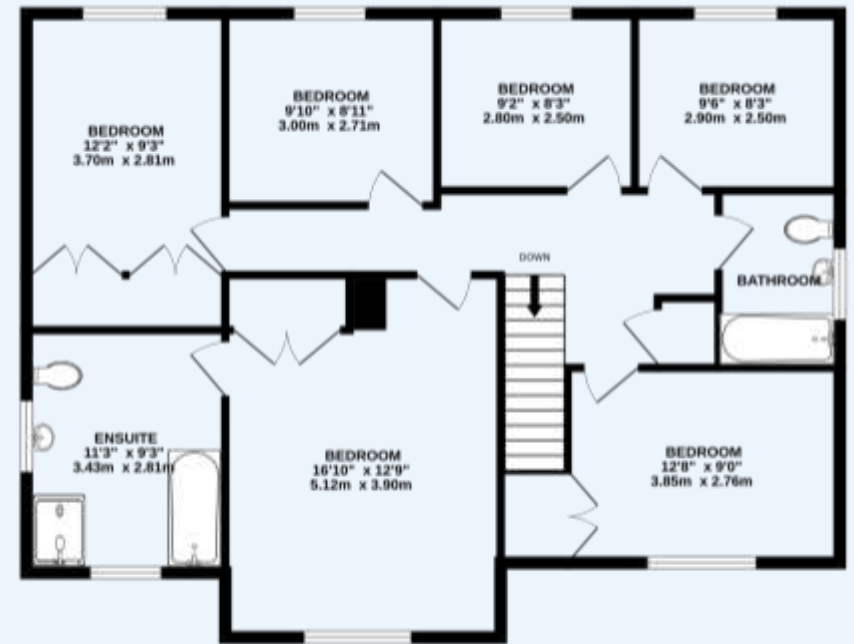
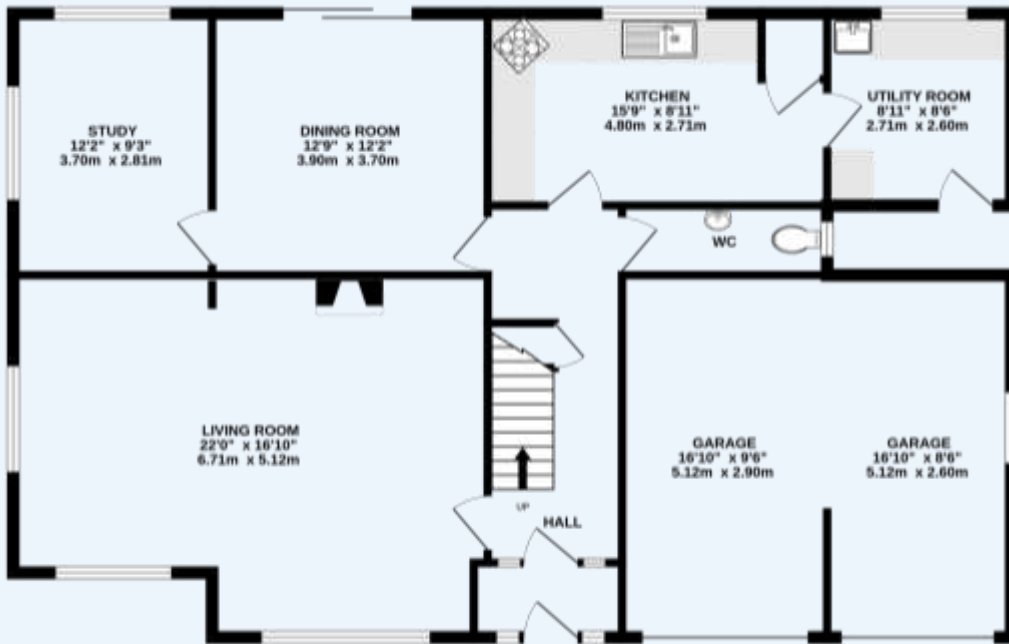
**8, Hunters Close Husbands Bosworth, Lutterworth,
Leicestershire, LE17 6LG**

Total approx. internal floor area = 184 Sq. M (1,980 Sq. Ft)
 Total approx. floor area Garage = 28.1 Sq. M (302 Sq. Ft)
 Total Approx Gross Floor Area = 245.4 Sq. M (2,282 Sq. Ft)

**Measurements are approximate. Not to scale.
 For illustrative purposes only.**

Ground floor

First floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 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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