



3, MARSH DRIVE

HUSBANDS BOSWORTH, LUTTERWORTH, LE17 6PU

GUIDE PRICE: £575,000

JAMES
SELICKS



If you're looking for more space for your growing family then this immaculately styled modern detached four-bedroom family home, built by Davidsons Homes to their Castleton design, could be just what you're looking for. With a show-stopping open plan kitchen, family/dining room, elegant sitting room and separate study, as well as contemporary ensuite shower room and family bathroom, it's an absolute gem.

Modern detached family home • Four double bedrooms • Sitting room • Study • Open plan living dining kitchen • Utility room and guest cloakroom • Ensuite and family bathroom • Landscaped garden to rear • Double garage and off-road parking • Sought after village with excellent commuter links •

Accommodation

An elegant, inviting hall welcomes you as you step inside the front door. There is a handy storage cupboard tucked away under the stairs while opposite this is the guest cloakroom. On the left is the study which offers a quiet, private space to work from home in. The sitting room feels spacious and has plenty of natural light spilling through the front window and an electric fire with a decorative surround provides a focal point.

The open plan living dining kitchen spans approx. 30 ft across the rear of this home and is equipped with an extensive range of contemporary units. A central island provides ample storage and work surface space. Integrated appliances include an AEG double oven, hob with extractor hood over, dishwasher, and fridge/freezer. A large bay with twin sets of double doors allows for plenty of natural light while a further set of doors by the dining area provides more light and access to the patio. The utility room off has plumbing and space for appliances and access out to the drive at the side.

Upstairs the landing leads to four double bedrooms. The master bedroom features walk-in dressing room with fitted wardrobes and an ensuite shower room. The remaining bedrooms all with fitted wardrobes, while the family bathroom has a contemporary suite comprising separate shower cubicle, bath with shower attachment, WC and wash hand basin.

Outside

An attractive landscaped frontage bordered with wrought iron railings flanks the central paved path to the front door. A hardstanding drive to the side provides ample off-road parking and leads to the double garage with kitchen, WC and storage. The rear garden has been landscaped to provide an extensive paved patio terrace with space for dining and barbecues while the lawn is bordered with planted borders.

Location

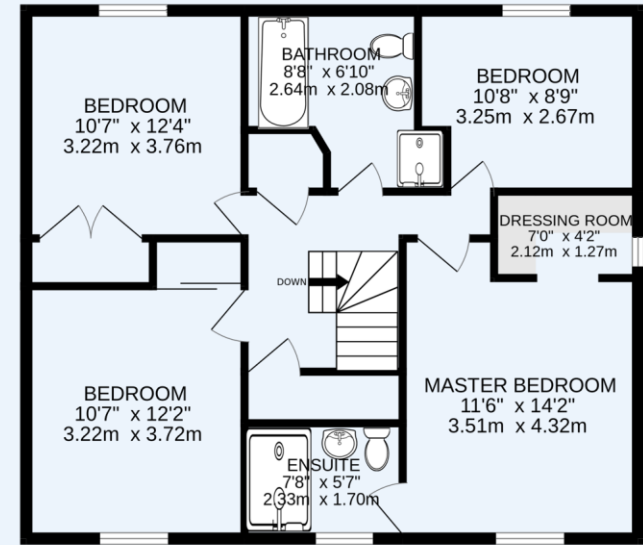
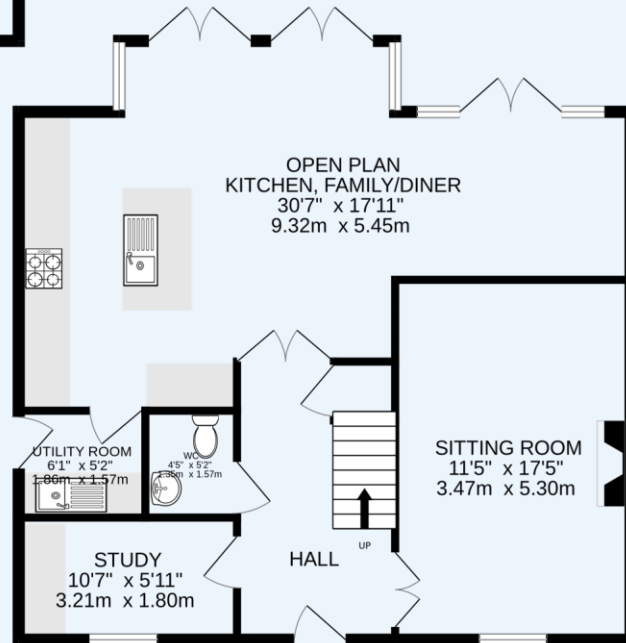
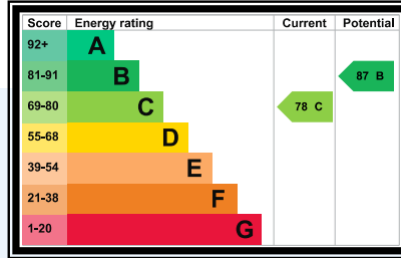
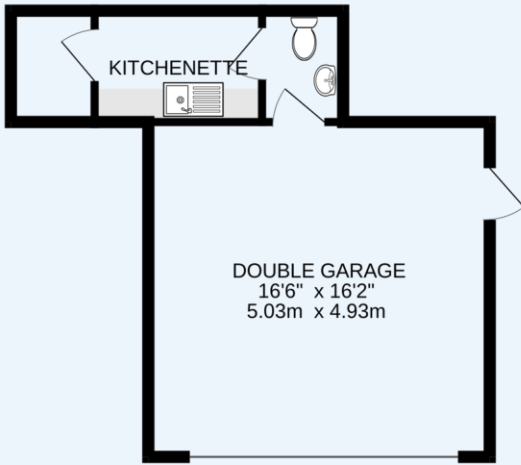
Husbands Bosworth is a thriving, attractive village with many interesting period properties, offering a general store, medical centre, primary school, post office, parish Church and public house. The area is popular with buyers wanting convenient access to Market Harborough, Leicester and Lutterworth, 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 large City Centre. Both Market Harborough and Leicester offer mainline rail connections to London St Pancras in approximately an hour.

Satnav Information: The property's postcode is LE17 6PU, and house number 3.









TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: E
- Services: The property is offered to the market with all mains services and Calor gas fired central heating.
- Broadband delivered to the property: FFTP
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: Yes
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None

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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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