

# Green Acres

BROAD LANE, HUSBANDS BOSWORTH, LUTTERWORTH, LEICESTERSHIRE, LE17 6FD



JAMES  
SELICKS



This modern detached family home with over 2,000 square feet of luxury living is one of three exclusive homes, built by Messrs W & J Parker Ltd, that enjoy open countryside views on the periphery of this sought after village. With open plan kitchen, family/diner, two reception rooms, study, two high-spec ensuite shower rooms and family bathroom, as well as a garage and garden to rear.

Modern W & J Parker Ltd detached family home with security system & underfloor heating • Over 2,000 square feet of luxury living • Open countryside views to rear • Open plan kitchen, family/diner • Four double bedrooms • Two ensuites and family bathroom • Two reception rooms and study/home office • Single garage, off-road parking • No upward chain • Sought after commuter village with access to road and rail links •

### Accommodation

A welcoming hall greets you as you open the oak front door. A striking staircase leads up, underneath which is the guest cloakroom. To the right is the sitting room which features a bay window to the front and a multi-fuel burning stove with an exposed brick surround that provides the perfect focal point to relax and unwind in front of. The dining room enjoys plenty of natural light through its own bay window and further window to the side. To the rear you will find the show-stopping, open plan living dining kitchen. This impressive space is very much the heart of this home and features sleek, contemporary units including a central island, and quartz work surfaces. Designed by Hacker German kitchens, it boasts Siemens appliances, bi-fold doors and an eye-catching roof-lantern, that all combine to provide the perfect backdrop for entertaining friends and family. In the corner is the home office/study, and to the right is the utility room with complementing units, space for appliances and access to both the side terrace and integral single garage.

Upstairs the sense of space continues with the galleried landing that enjoys attractive countryside views, and access via drop down ladders to an insulated, lit and boarded attic space. The principal suite comprises master bedroom, dressing room and a contemporary, ensuite shower room. The second bedroom has partially fitted wardrobes and features a spacious ensuite shower room. There are two further double bedrooms and a family bathroom. Here, you will find a luxury suite comprising free-standing bath, separate shower cubicle, WC and wash hand basin set within a vanity unit.

### Outside

An attractive, landscaped front garden with a lawn that flanks the block paved drive greets you as you pull into this tranquil corner of the village. The drive provides ample off-road parking and leads to the garage, while a paved path leads to the striking canopied porch. Secure gated access leads through to the rear garden. Here you will find the perfect spot for your whole family to enjoy creating memories in a secure, peaceful setting. The extensive paved patio terrace offers the adults plenty of space for seating and al fresco dining while enjoying the country views.

### W & J Parker Ltd

With a heritage that can be traced back to the original, small butcher's shop in 1893, this family-owned, Leicestershire business takes pride in its sustained growth through strategic diversification across a wide range of business sectors that include food, land and real estate and a focus on quality investments in commercial ventures. Parker Holdings has achieved over 130 years of trading through its ethos of working with only the finest engineers, surveyors and contractors.







#### 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 off mainline rail connections to London St Pancras in approximately an hour.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed

**Conservation Area:**

**Tax Band:** G

**Services:** The property is offered to the market with all mains services, underfloor heating and an air source heat pump.

**Broadband delivered to the property:** FTTP

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way, Easements & Covenants:** Unknown - The title is a pending first registration, so we are unable to verify.

**Flooding issues in the last 5 years:** None

**Accessibility:** No accessibility modifications. Two storey dwelling. Steps in the rear garden.

**Planning issues:** None which our clients are aware of

**Satnav Information**

The property's postcode is LE17 6FD, and house number 13.









Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

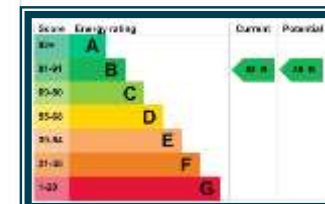
2244.04 ft<sup>2</sup>

208.48 m<sup>2</sup>

**Reduced headroom**

17.08 ft<sup>2</sup>

1.59 m<sup>2</sup>



(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseilicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

jamesseilicks.com



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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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