



Ashacre Close

HUSBANDS BOSWORTH, LUTTERWORTH, LEICESTERSHIRE

JAMES
SELICKS

Refurbished and presented with impeccable style, this three-bedroom semi-detached home features a landscaped, well-stocked cottage-style garden and is perfectly suited to both first-time buyers and those looking to downsize. Located in a quiet cul-de-sac near the centre of this popular commuter village, the property offers a peaceful setting with convenient access to local amenities.

Refurbished semi-detached home • Three bedrooms • Refitted bathroom • Bespoke cabinetry to hall • Dining kitchen with bespoke fitted seating & storage • Sitting room • Landscaped, cottage-style garden to rear • Off-road parking for two vehicles • Highly sought after village with good commuter links •

Accommodation

Stepping into the entrance hall, you're greeted by neutral tones, panelled walls, and thoughtfully designed built-in cabinetry that offers practical storage while creating a welcoming first impression. To the left, a well-appointed guest cloakroom adds convenience and style. At the end of the hall, the sitting room stretches across the width of the home and enjoys views over the rear garden. Natural light pours in through a large window and double patio doors, while an electric log-effect stove provides a cosy focal point.

The breakfast kitchen is light and spacious, fitted with a range of wall and base units for ample storage, along with generous worktop space. Appliances include a Hotpoint double oven, gas hob with extractor hood, integrated dishwasher, and space for a fridge/freezer. Additional cabinetry enhances functionality, and the dining area features a bespoke, bench-style banquette with built-in storage. Tongue-and-groove panelling adds a subtle nod to the home's cottage-style character.

Upstairs, the landing features painted, exposed wooden floorboards and a built-in airing cupboard. There are two double bedrooms; the front with mirrored, sliding-door wardrobes, and the rear with bespoke fitted furniture that includes a desk, shelving, and drawers, ideal for home working. The third bedroom is a well-designed single, with a custom-built cabin bed that incorporates storage below, and a fitted wardrobe tucked neatly behind the door. The family bathroom has been updated with a modern white suite, including a bath with shower over, WC, and wash basin.

Outside

The garden has been thoughtfully landscaped with outdoor dining, relaxation, and entertaining in mind. Secure, gated side access leads into a well-maintained space that includes a paved seating terrace, a shaped lawn bordered by planted beds, and a stepping stone path that leads to an additional seating area. A gravel path runs alongside the garden, leading to a separate paved terrace, ideal for dining or barbecuing. A timber-framed shed in the corner provides useful storage.

At the front, there is hardstanding off-road parking for two vehicles. Gravel borders and raised planting beds add character and visual interest to the frontage.





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 **Built:** 2007

Conservation Area: No

Tax Band: C

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

Broadband delivered to the property: FTTP

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 accessible modifications

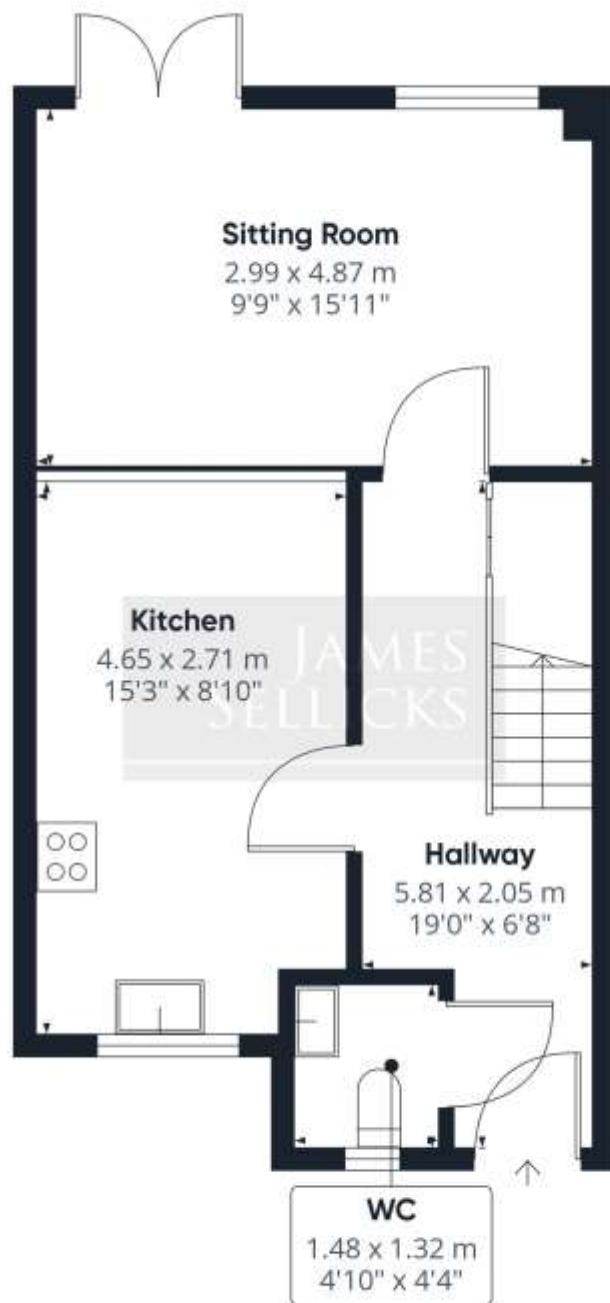
Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE17 6FL , and house number 2.

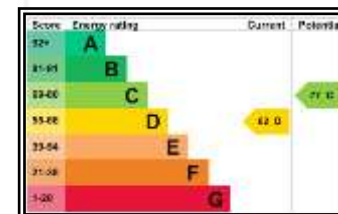






Approximate total area⁽¹⁾

74.5 m²
802 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES
SELICKS