

JAMES SELICKS

WELFORD ROAD

HUSBANDS BOSWORTH
LUTTERWORTH

OFFERS OVER £300,000



A beautifully extended, two bedroom semi-detached home offering stylish and spacious accommodation, occupying an extensive plot in the highly sought-after village of Husbands Bosworth.

Beautifully extended • extensive plot • hallway & cloakroom • sitting room with multi-fuel burner • open-plan kitchen, dining and living space with bi-fold doors to garden • two generous double bedrooms • family bathroom • off-road parking for up to three vehicles • large private rear garden • open field views • EPC - D

Accommodation

The property is entered via a welcoming hallway with wood-effect flooring, a small UPVC window to the front, and stairs rising to the first floor with a panelled balustrade. There is also a convenient understairs cloakroom with a two-piece suite. At the front of the home sits a charming sitting room with an exposed brick fireplace and a multi-fuel burner, a UPVC bay window with fitted seating, wood-effect flooring, and a useful built-in storage cupboard.

To the rear, the impressive open-plan kitchen, dining and living space forms the heart of the home. The extended area is light-filled, featuring a UPVC side window, three Velux skylights, and large bi-fold doors opening onto the rear garden. The kitchen itself offers a range of cream eye and base level units and drawers with tiled splashbacks and wood-effect preparation surfaces, along with integrated appliances including a Hoover dishwasher, AEG oven and Caple electric hob with stainless steel extractor. There is also plumbing and space for a washing machine, dryer, and fridge-freezer. The entire space benefits from underfloor heating.

The first floor landing provides loft access and has a UPVC window to the side. The master bedroom, positioned at the front of the property, is a generous double with two UPVC windows and an overstairs storage cupboard.

The second bedroom is also a good-sized double with a UPVC window overlooking the rear garden. The family bathroom comprises a bath, separate corner shower, toilet, washbasin, chrome heated towel rail, half-tiled walls, tiled flooring, a cupboard housing the boiler, and a UPVC window to the rear.

Outside

The front of the property is screened by a mature hedge offering privacy, with a gravelled driveway providing off-road parking for up to three vehicles. The rear garden is an impressive size, featuring a wide side access with a shed, a decking area directly off the kitchen extension, a further shed midway down the garden, and a large expanse of lawn bordered by fencing.

The garden enjoys open views over the playing fields beyond, a wonderful space for families and entertaining alike.







Location

This thriving village offers 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 is some 12 miles distant offering a wider range of amenities. Both Market Harborough and Leicester offer mainline rail connections to London St Pancras in approximately one hour.

Tenure: Freehold.

Local Authority: Harborough District Council, **Tax Band:** C

Listed Status: None.

Conservation Area: None.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Assumed to be fibre, speed unknown.

Construction: Assumed to be standard.

Wayleaves, Rights of Way & Covenants: The property is subject to standard covenants and historic utility agreements dating from the 1940s and 1980s.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

Satnav Information

The property's postcode is LE17 6JX, and house number 22.







Approximate total area⁽¹⁾

74.3 m²

799 ft²

Reduced headroom

0.2 m²

2 ft²

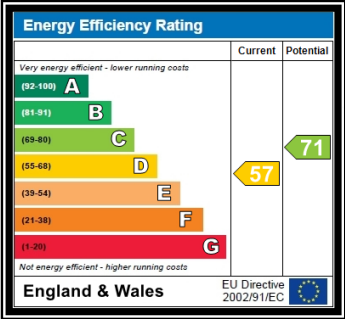
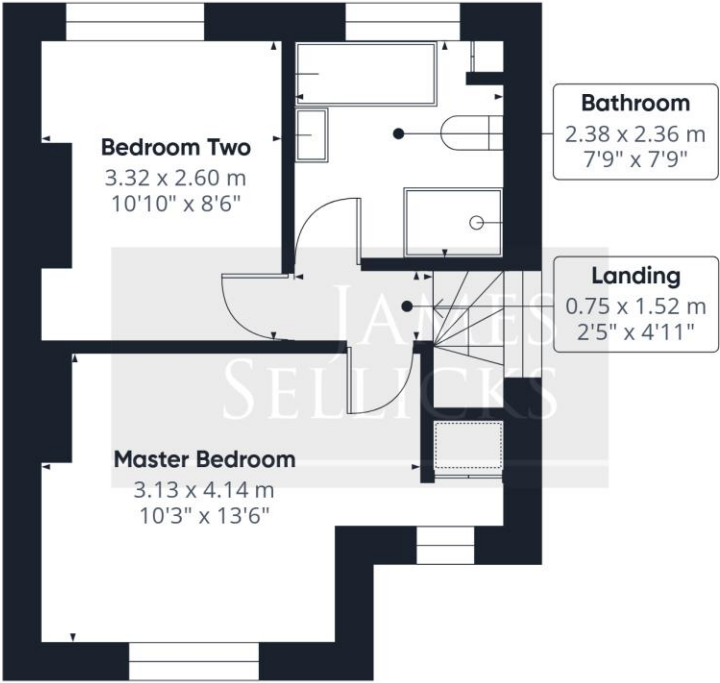
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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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.



JAMES
SELICKS

