



KEMP DRIVE

HUSBANDS BOSWORTH, LUTTERWORTH

JAMES
SELICKS

Completed in 2021, a stunning new build detached property positioned at the edge of the village on a quiet cul-de-sac. Offered for sale with no upward chain, the property is meticulously presented to include upgrades on the original specifications.

Completed in 2021 by Messrs Bowbridge Homes & Snowdon Homes • Upgrades on the original specifications to include oak doors • Remainder of NHBC warranty available • Entrance hall with WC • Sitting room & Study • Living kitchen with integrated appliances • Utility room • Stairs to first floor galleried landing • Master bedrooms with ensuite shower room • Three further bedrooms • Family shower room

Accommodation

The property is entered via a composite front door into an entrance hall with stairs rising to the first floor galleried landing, and a WC off with a white two piece suite comprising a low flush WC and a wash hand basin with cupboard under. The sitting room has a uPVC double glazed window to the front elevation. The study is also situated to the front of the property and has a window to the front.

The spacious living kitchen has a range of grey eye and base level contemporary units, a polycarbonate sink, an electric oven, four ring induction hob with a stainless steel canopy extractor over, integrated fridge, freezer, and dishwasher, understairs storage cupboard, two full height windows and a full bay window with French doors to the rear garden. The utility room has eye and base level units, plumbing and space for an automatic washing machine and space for a condenser dryer and a door to the side elevation.

Stairs rise to the first floor galleried landing which has an airing cupboard. The master bedroom has a uPVC double glazed window to the front, a recess with fitted wardrobes and benefits from an ensuite shower room with a white three piece suite comprising a low flush WC, inset sink with drawers under, shower cubicle with fixed and flexible shower heads, chrome heated towel rail, and a uPVC double glazed window to the side. Bedroom two has a uPVC double glazed window to the front and bedrooms three and four have uPVC double glazed windows to the rear elevation overlooking the garden. Completing the accommodation is the family shower room with a white three piece suite comprising a low flush WC, inset wash hand basin with drawers under, walk-in doorless shower enclosure with fixed and flexible shower heads, chrome heated towel rail and a uPVC double glazed window to the rear.

Outside

To the front is a planted garden with a block paved side driveway which leads to a single garage.

The rear gardens have been professionally landscaped to include large, paved patio areas and interconnecting pathways, shaped lawn with planted borders.





Location

Husbands Bosworth is a thriving, attractive village with many interesting period properties. The village offers a general store, 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.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

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

Management Company: There is a Management Company for the upkeep and maintenance of the communal open areas of the development. A charge of approximately £77 per quarter is paid to Proxim Property Management.

Satnav Information

The property's postcode is LE17 6RE, and house number 10.



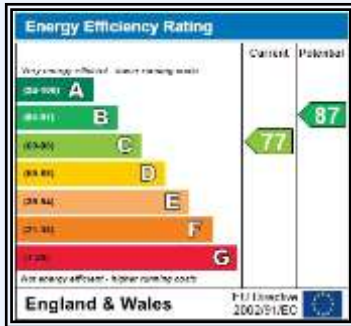


10, Kemp Drive Husbands Bosworth, Leicestershire, LE17 6RE

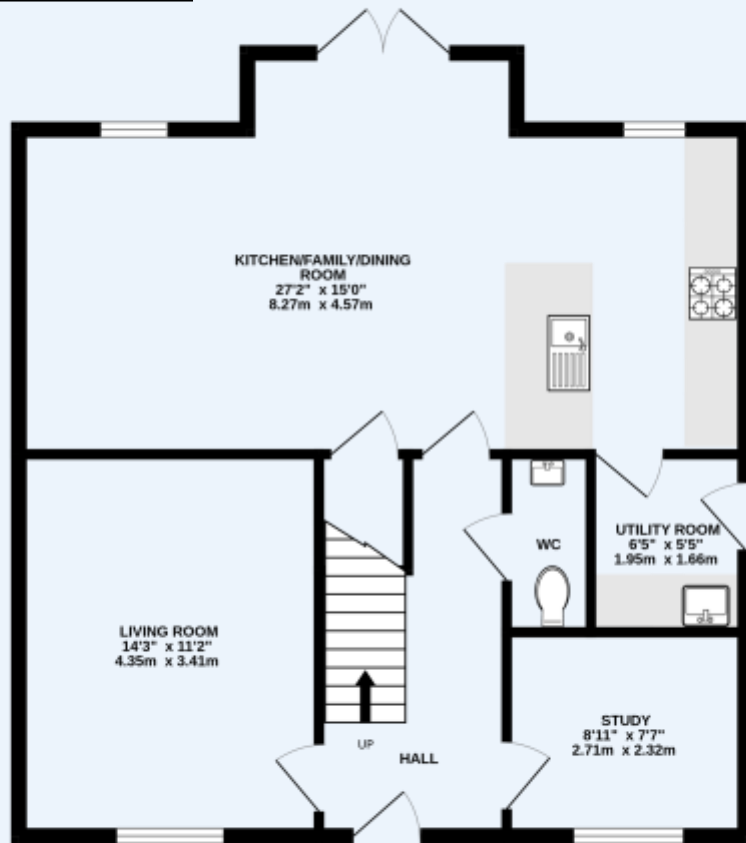
Total Approx Gross Floor Area = 135.7 Sq. M (1,460 Sq. Ft)

Measurements are approximate. Not to scale.

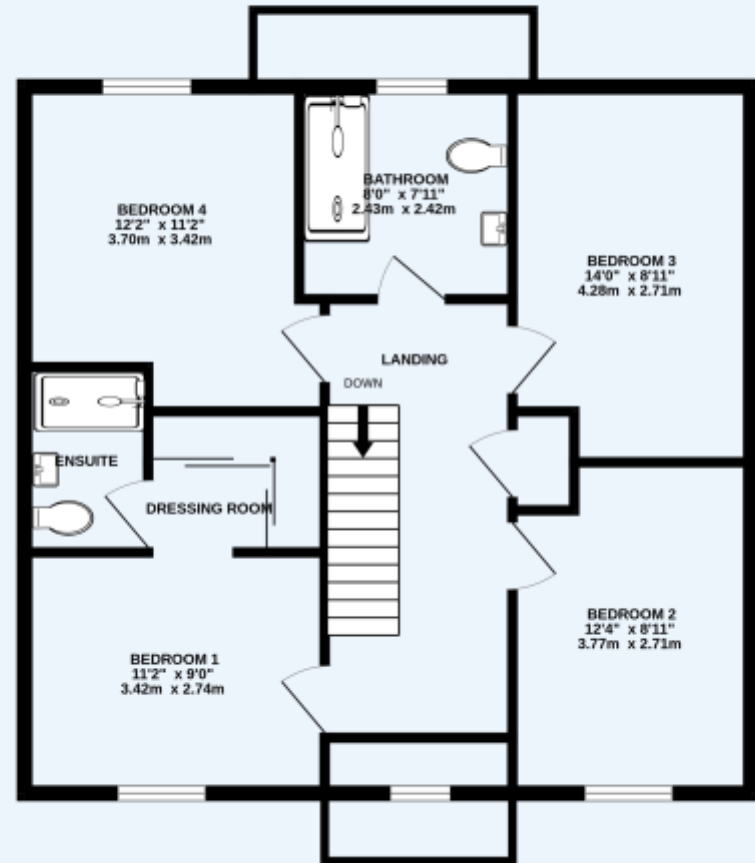
For illustrative purposes only.



GROUND FLOOR



1ST FLOOR



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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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