



6A Kilworth Road, Husbands Bosworth, Lutterworth, Leicestershire, LE17 6JS

HOWKINS &  
HARRISON



6A Kilworth Road, Husbands  
Bosworth, Lutterworth,  
Leicestershire, LE17 6JZ

Guide Price: £395,000

Offered to the market is this spacious three-bedroom bungalow, set on a generous plot with wrap-around gardens and open countryside views. A fantastic opportunity for those looking for a home with potential, the property offers excellent scope to extend and modernise (subject to planning), making it perfect for growing families or buyers wanting to create their dream home.

### Features

- Popular village location
- Generous plot which extends to 0.43 acres
- Three double bedrooms
- Spacious lounge/dining area with open fireplace
- Generous utility room
- Two cloakrooms, and family bathroom
- Huge potential to extend and modernise
- Single garage
- Large wrap-around gardens
- Stunning field views and feature pond





## Location

The Leicestershire village of Husbands Bosworth which benefits from a pub and village shop, approximately 7 miles from junction 20 of the M1 and 7 miles from Lutterworth town centre, offering a range of facilities, amenities and everyday services. Market Harborough is approximately 6.5 miles to the east and Leicester is approximately 14.5 miles to the north.

The M6, A5, M1/A14 Catthorpe Interchange are all within easy reach together with main line railway stations with direct services to Birmingham and London at Rugby.



## Accommodation

The property is approached via a stone gravel driveway leading to a single garage, with a beautifully kept front garden welcoming you to the entrance. Inside, an open porch leads into a spacious entrance hall which gives a real sense of space, with doors providing access to the living accommodation including a convenient cloakroom.

To the left you'll find a generously sized kitchen/breakfast room with large window flooding the room with natural light. Beyond the kitchen is a spacious lounge/dining room, complete with an open fireplace, sliding patio doors which provide views out to the rear garden. Also off the entrance hall is a generous utility room, a second cloakroom and a modern family bathroom which includes a newly installed double shower enclosure with glass screen. The bungalow features three well-proportioned double bedrooms, all benefitting from built-in wardrobes – two of which enjoy views over the rear garden and open fields, and one facing the front garden.











## Outside

Outside, the large wrap-around gardens enjoys sunshine throughout the day, with plenty of room for relaxing, entertaining, or future development. The attached greenhouse is an added bonus for gardening enthusiasts. The garden has a feature pond with a water pump and the open fields beyond create a tranquil, rural feel. This delightful three-bedroom bungalow is a rare find in today's market, offering a blank canvas ready to be transformed into something truly special.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.







## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

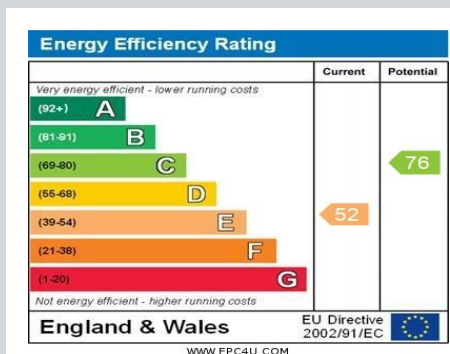
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Harborough District Council [Tel:01858-828282](tel:01858-828282).  
Council Tax Band-E



## Howkins & Harrison

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**Approximate Gross Internal Area 1838 sq ft - 171 sq m  
(Excluding Garage & Outbuilding)**

Garage Area 184 sq ft - 17 sq m

Outbuilding Area 833 sq ft - 77 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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