

## 47 Berridges Lane, Husbands Bosworth, LE17 6LE



**£645,000**

A truly impressive and deceptive family home offering flexible accommodation of approx. 2000sq ft over split levels. This beautifully presented home has spacious open plan living areas, four/five bedrooms and a large Westerly facing rear garden soaking up the afternoon and late evening sun. The property is situated within the highly convenient village of Husbands Bosworth having an abundance of local amenities to include: Shop, pub, medical centre and primary school, being superbly placed for major road and rail links close by in Market Harborough and Lutterworth. The accommodation briefly comprises: Entrance hall, lounge/diner, kitchen, utility room, boot room, four/five bedrooms, a bathroom and a shower room. Outside are extensive gardens, off road parking and garage. The property also benefits from 'Gigaclear' fibre optic broadband! Viewing is highly recommended to truly appreciate the great nature of this home and all it has to offer!

*Service without compromise*

## Ground Floor

### Entrance Hall

Accessed via a UPVC double glazed front door. UPVC double glazed window to front aspect. Double doors through to: Lounge/Diner. Stairs rising to: First floor. Three built-in cupboards ideal for coat and shoe storage. Wooden laminate flooring. LED spotlights.

**Lounge/Diner 22'8" x 17'7" (max) (6.91m x 5.36m (max))**



Two UPVC double glazed windows to rear aspect taking in the spectacular views and sunsets over the rear garden and beyond. Multi-fuel burner with slate hearth and wooden surround. Wooden laminate flooring. LED spotlights. TV point. 'Gigaclear' broadband point. Electric wall mounted radiator. Stairs down to: Lower ground floor.

**Kitchen Area 12'11 x 10'2 (3.94m x 3.10m)**



The contemporary fitted kitchen has a selection of base and wall mounted units with a luxury laminate worktop over and a single bowl composite sink with drainer. There is a freestanding 'Range' style cooker, an integrated dishwasher and space for a large freestanding fridge/freezer. The kitchen area is complimented by having

a tiled splash back, LED spotlights, wooden laminate flooring, two double glazed windows to the side aspect and 'Juliet' balcony to the rear.

### Inner Hall

The inner hall is off of the large open plan area providing access to the main floor bathroom and plant room. There is wooden laminate flooring and a door out to the front of the property.

**Bathroom 6'7 x 5'10 (2.01m x 1.78m)**



Comprising: Panelled bath with electric power shower over, low level WC and wash hand basin over a fitted vanity unit. There is feature floor and wall tiling, LED spotlights, chrome heated towel rail and a high level UPVC double glazed window to the side aspect.

**Plant Room 5'10 x 3'11 (1.78m x 1.19m)**

The handy plant room houses the 'pressurised' hot water cylinder. UPVC double glazed window to side aspect.

**Rear Lobby 10'10 x 4'11 (3.30m x 1.50m)**

The rear lobby is accessed from the large open plan lounge/dining area with doors off to: Utility Room and Boot Room. There is a built-in storage cupboard, LED spotlights and vinyl flooring.



**Utility Room 10'0 x 6'5 (3.05m x 1.96m)**



The large utility room has been fitted out with a large amount of coat hooks, shelves and shoe racks with a worktop area over the laundry appliances. There is space and plumbing for two electrical appliances and space for a freestanding tumble dryer. Tiled flooring and an internal window out to the boot room.

**Boot Room 10'5 x 5'6 (3.18m x 1.68m)**



Accessed from the front courtyard area through a timber framed door with glazing. UPVC double glazed window to front aspect. There are fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. Vinyl flooring.

## Lower Ground Floor

**Reception Room Two 25'7 (max) x 15'1 (max) (7.80m (max) x 4.60m (max))**



The superb second reception room is a great multi-functional space, currently being used as a snug and snooker room with direct access out to the rear garden, it could easily be a self contained annexe (STPP) with space for a kitchen and lounge with bedrooms being accessed from the lower ground floor inner hall. There is a wall mounted gas feature fireplace, two large roof lights, wooden laminate flooring and two sets of UPVC double glazed 'French' doors out the garden.

**Bedroom Four 12'11 x 9'8 (3.94m x 2.95m)**



UPVC double glazed picture window to rear aspect overlooking rear garden. Wooden laminate flooring. Wall mounted electric radiator.

**Bedroom Five/Study 12'9 x 7'6 (3.89m x 2.29m)**



UPVC double glazed window to rear aspect.

## WC



Comprising: Low level WC and wash hand basin. Wooden laminate flooring.

## First Floor

## Landing



Doors off to: Bedrooms and shower room. 'Velux' window to front aspect. Eaves storage.

## Bedroom One 19'10 (max) x 10'2 (6.05m (max) x 3.10m)



UPVC double glazed dormer window to rear aspect. Built-in wardrobes and cupboards. Access to eaves storage. Wall mounted electric radiator. Door to: En-Suite.

## En-Suite



Comprising: Low level WC and wash basin over a fitted vanity unit. Vinyl flooring. 'Velux' window to front aspect.



## Bedroom Two 11'10 (max) x 11'6 (max) (3.61m (max) x 3.51m (max))



UPVC double glazed dormer window to rear aspect. Access to eaves storage. Wall mounted electric radiator.

## Bedroom Three 10'3 (max) x 10'3 (max) (3.12m (max) x 3.12m (max))



UPVC double glazed dormer window to rear aspect. Wall mounted electric radiator.

## Shower Room 10'3 x 5'6 (3.12m x 1.68m)



Comprising: Double corner shower enclosure with feature wall tiling, low level WC and wash hand basin over a fitted vanity unit. There is vinyl flooring, LED spotlight, heated towel rail and a 'Velux' window to the front aspect.

## Entrance Courtyard



The courtyard is accessed via a pedestrian gate from the parking area. There are retained beds and borders with established planting creating privacy and providing an inviting approach to the front door. There is a large block paved patio area and a walk way to each side of the property allowing access down to the rear garden.

## Rear Garden



The generous and extremely private Westerly facing rear garden makes the most of the late afternoon sun and spectacular sunsets! There are gentle steps down from the entrance courtyard past raised sleeper beds opening out to the expansive lawn and gravel seating area.

## Rear Aspect

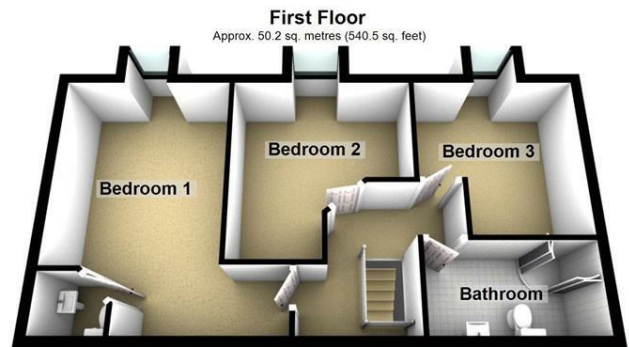
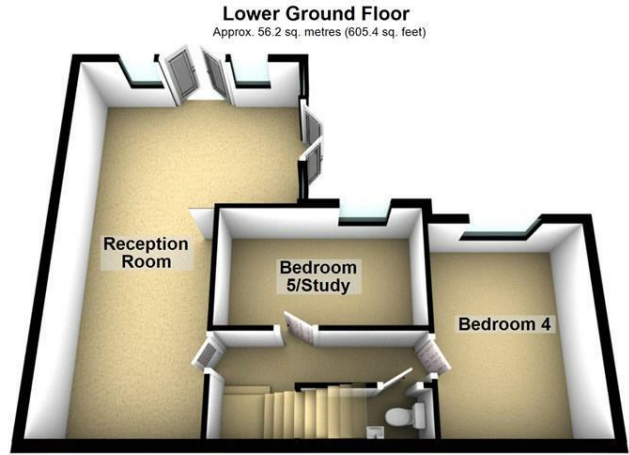
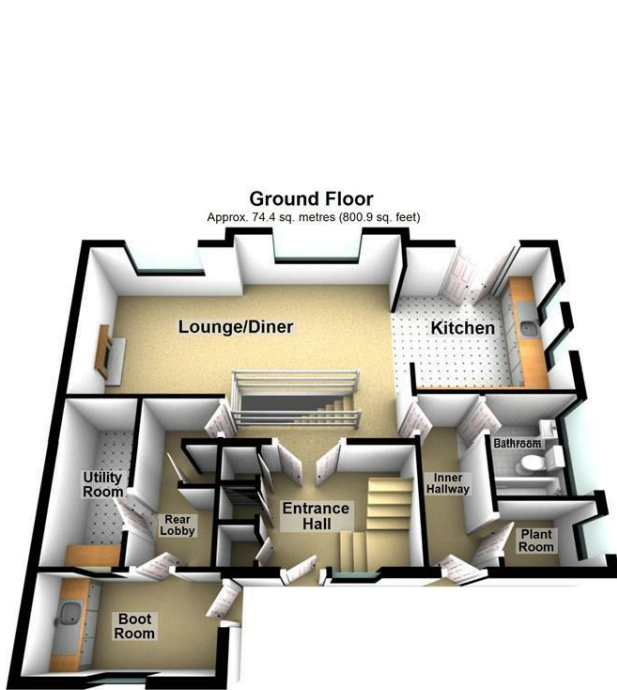


## Parking & Garage



The property benefits from a good sized driveway providing off road parking for multiple vehicles and access to the detached single garage. The garage has an up and over door, power and light. There is the potential for more off road parking (STPP) by taking away some of the courtyard located to the front and side of the property.

## Floor Plan



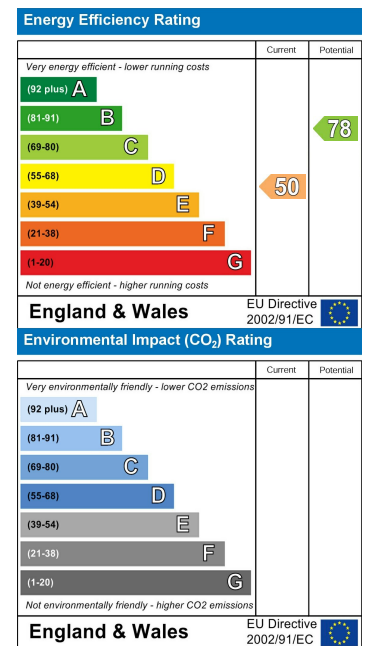
Total area: approx. 180.9 sq. metres (1946.8 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



Service without compromise