

## 17 Church Street, Husbands Bosworth, LE17 6LT



**£225,000**

Situated within the village of Husbands Bosworth overlooking the Church, this delightful period mid-terrace home is a true gem waiting to be discovered. This quaint cottage exudes character and warmth, having been recently re-decorated to offer a fresh and inviting atmosphere.

As you step inside and through the hall, you are greeted by a cosy lounge with log burner, perfect for hosting intimate gatherings. The property also boasts a good sized kitchen/diner and two cosy double bedrooms, providing ample space for relaxation and rest. One of the standout features of this property is the brick-built outbuilding, offering exciting potential for various uses. Whether you dream of a home office, a creative studio, or simply extra storage space, the outbuilding provides the scope to bring your vision to life. Located in a picturesque setting, this house is ideal for those seeking a peaceful retreat while still being within easy reach of local village amenities, superb rail links and major road networks.

*Service without compromise*

## Entrance Hall

Accessed via a timber front door. Door off to: Lounge. Stairs rising to: First floor. 'Kamdean' flooring.

## Lounge 11'10 x 10'5 (3.61m x 3.18m)



Timber framed double glazed window to front aspect. Double doors through to: Kitchen. Log burner. 'Kamdean' flooring. TV and telephone point.

## Kitchen/Diner 15'0 x 8'7 (4.57m x 2.62m)



## Kitchen Area

Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a mid level double oven, four ring electric hob, extractor, space and plumbing for a freestanding washing machine and a space for a freestanding fridge/freezer. There is a timber framed double glazed window to the rear aspect. Tiled flooring. LED spotlights.

## Dining Area



There is a timber framed double glazed door out to: Rear garden. Timber framed double glazed window to rear aspect. Tiled flooring. Laminate wooden flooring to under stairs area. Electric storage heater.

## Landing

Doors off to: Bedrooms and bathroom.

## Bedroom One 11'10 x 10'5 (3.61m x 3.18m)



Timber framed double glazed window to front aspect. Built-in wardrobes. Wall lighting. Loft hatch access. Electric storage heater.

## Bedroom Two 9'2 x 8'11 (2.79m x 2.72m)



Timber framed double glazed window to rear aspect.





## Bathroom 6'4 x 6'0 (1.93m x 1.83m)



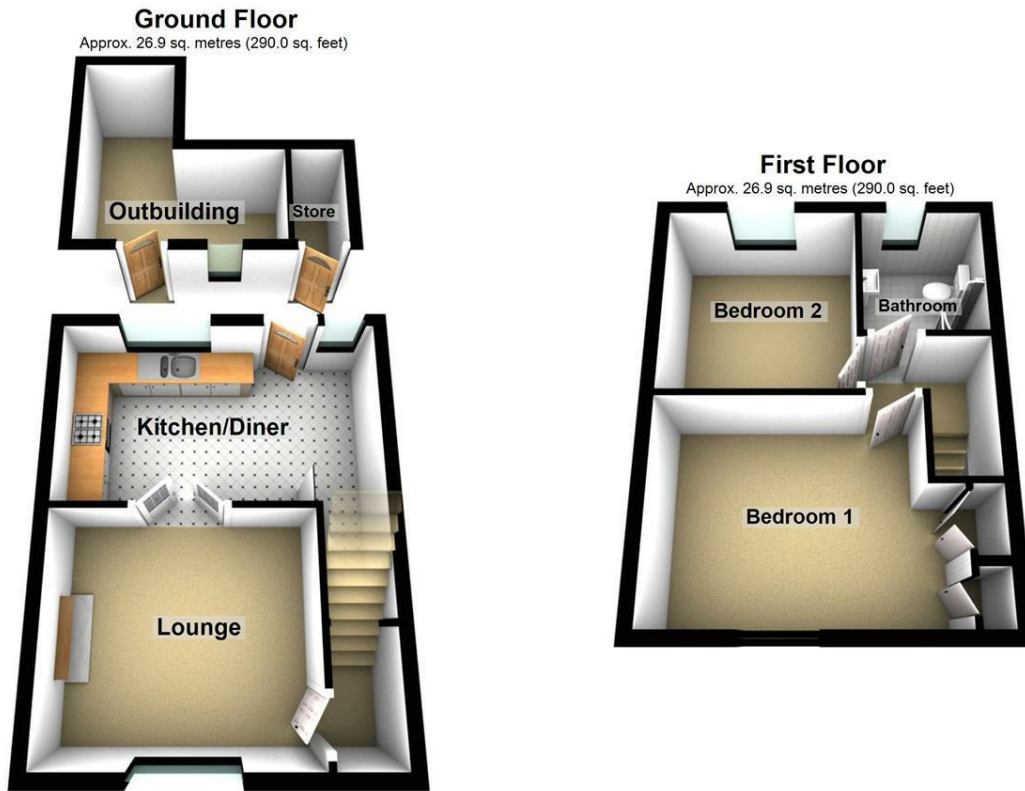
Comprising: Corner shower enclosure with wall tiling, low level WC and wash hand basin. Timber framed double glazed window to rear aspect. 'Karndean' flooring. Heated towel rail.

## Outside 11'6 (max) x 11'1 (max) (3.51m (max) x 3.38m (max))



The property has a low maintenance cobbled courtyard garden being partially walled with rear pedestrian gated access and is a blank canvas for the perspective purchaser. There is also the added bonus of a brick-built outbuilding that could be converted for a variety of different uses (STPP). The outbuilding has a larger room with power and light with a further smaller store room attached.

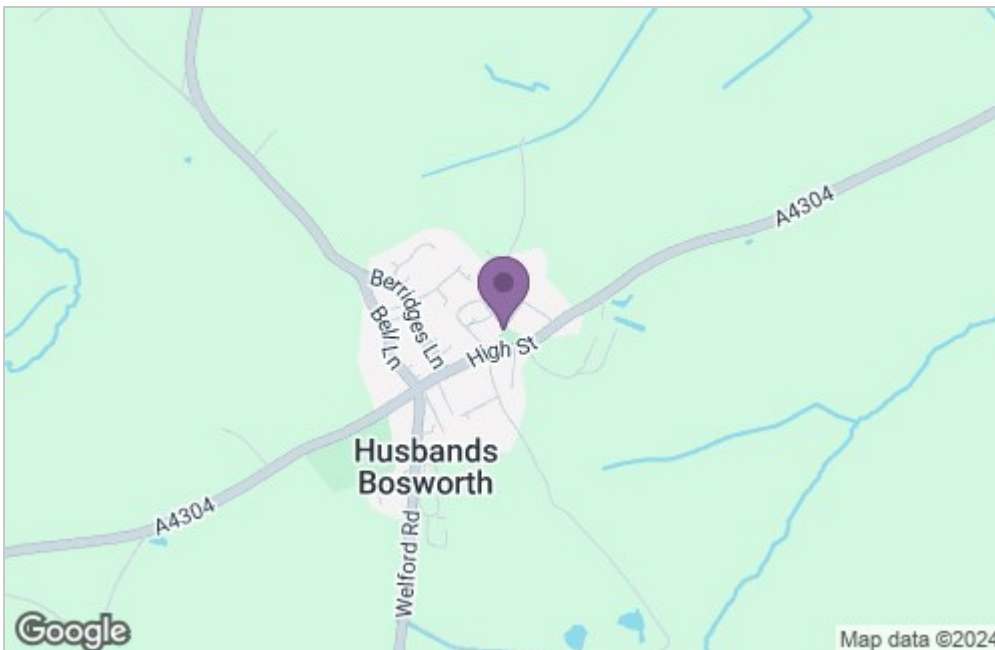
## Floor Plan



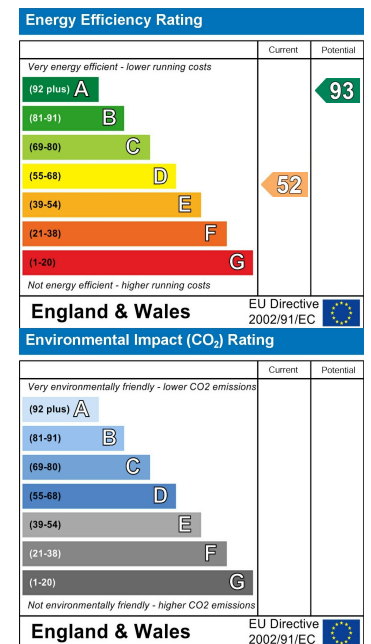
Total area: approx. 53.9 sq. metres (579.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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