

## 17 Fernie Court, Husbands Bosworth, LE17 6LW



### Offers Over £300,000

Nestled in the charming village of Husbands Bosworth, this immaculately presented three storey town house offers a delightful blend of comfort and modern living.

Upon entering, you are welcomed into a well-appointed reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The house boasts three generously sized bedrooms and a further first floor lounge, ensuring ample room for everyone. Additionally, there are two bathrooms, which add to the convenience of daily living.

The property is situated in a quiet cul-de-sac, providing a peaceful environment while still being part of a popular village community. The private rear garden is a wonderful feature, offering a tranquil outdoor space for gardening, play, or simply enjoying the fresh air.

Parking is available for two vehicles, making it easy for residents and guests alike. This home is not only a beautiful place to live but also a fantastic opportunity to become part of a vibrant village life.

In summary, this property at Fernie Court is a rare find, combining spacious living, modern amenities, and a serene location. It is an ideal choice for those looking to settle in a welcoming community while enjoying the comforts of a well-maintained home.



Entrance Hall 15'2" max x 6'8" max (4.62m max x 2.03m max)



Accessed via composite front door. Luxury vinyl tiled flooring. Telephone point. Radiator.

Downstairs WC 5'2" x 3'0" (1.57m x 0.91m)



Luxury vinyl tiled flooring. Corner wash hand basin. Low-level WC. Radiator. Window to front elevation.

Living / Dining / Kitchen



Luxury vinyl tiled flooring. Spotlights to ceiling. Recently fitted range of wall and base mounted units with laminate worktops over. One and a half sink and drainer. Space and plumbing for washing machine. Induction hob with extractor hood over. Space for large fridge-freezer. Integrated dishwasher. Mid-level single fan assisted oven and further double electric fan assisted oven. Two vertical radiators. Television point. UPVC double-glazed door to rear garden.

(Kitchen Area Photo)



(Kitchen Area Photo Two)



(Dining Area Photo)



(Living Area Photo)



First Floor Landing

Stairs rising to the second floor. Doors to rooms.

Lounge / Bedroom Four



UPVC door to Juliet balcony. Radiator. Television point. Telephone point.

(Lounge / Bedroom Four Photo Two)





Bedroom Two



Two UPVC double-glazed windows to front. Two radiators. Built-in wardrobes.

(Bedroom Two Photo Two)



(Bedroom Two Photo Three)



Second Floor Landing



UPVC double-glazed window to front. Loft hatch.

Master Bedroom 14'8" x 9'3" (4.47m x 2.82m)



Velux window to rear. Built-in wardrobe. Television point.

(Master Bedroom Photo Two)



**Master En-Suite 6'7" x 5'6" (2.01m x 1.68m)**



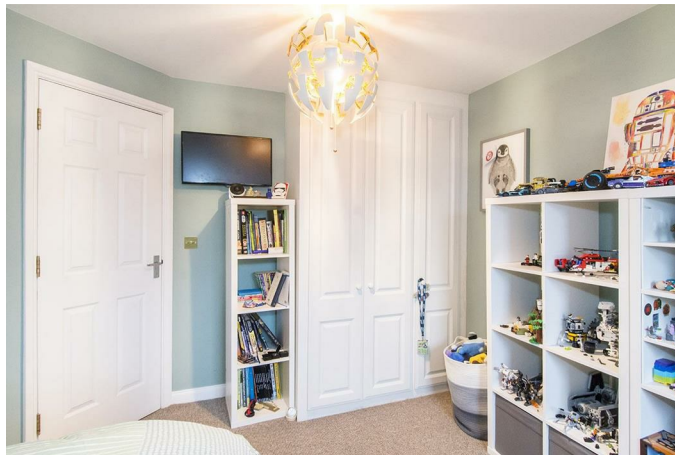
Feature floor and wall tiling. Walk-in shower cubicle. Wash hand basin. Low-level WC. Heated towel rail. Spotlights to ceiling. Extractor fan. Velux window to rear.

**Bedroom Three 12'11" x 9'3" (3.94m x 2.82m)**



UPVC double-glazed window to front. Radiator. Built-in wardrobe.

**(Bedroom Three Photo Two)**



**Family Bathroom 6'7" x 6'4" (2.01m x 1.93m)**



Panelled bath with rainfall shower and additional shower attachment over. Low-level WC. Wash hand basin. Marble topped vanity unit. Spotlights to ceiling. Extractor fan. Travertine tiled flooring. Tiled walls.

## Front

Block paved driveway providing off road parking for two cars.

**Garage 8'7" x 5'3" (2.62m x 1.60m)**

Electric roller shutter door. Power and light connected.

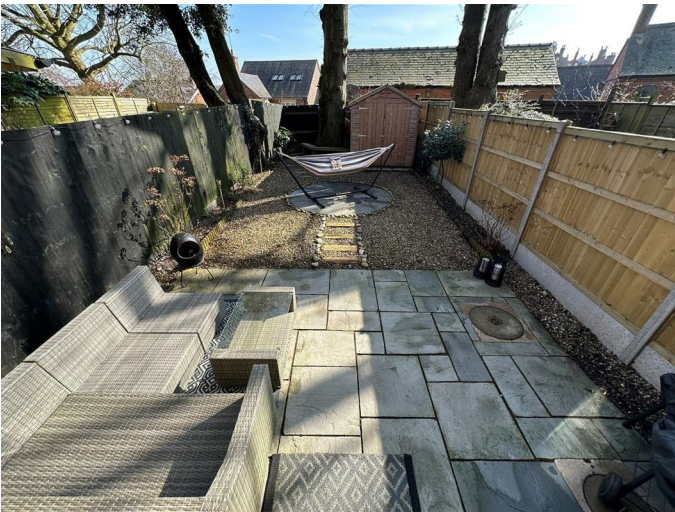


## Rear Garden

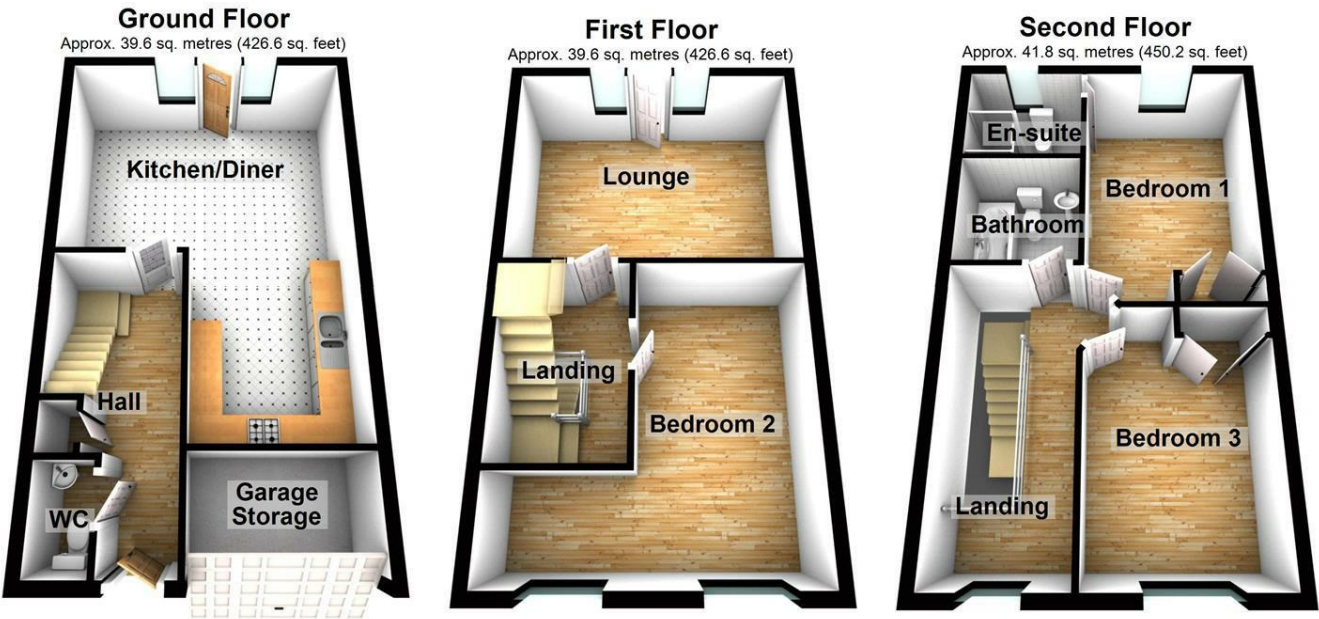


South-east facing. Fully enclosed with paved patio area, decorative stone, further paved area and seating.

## (Rear Garden Photo Two)



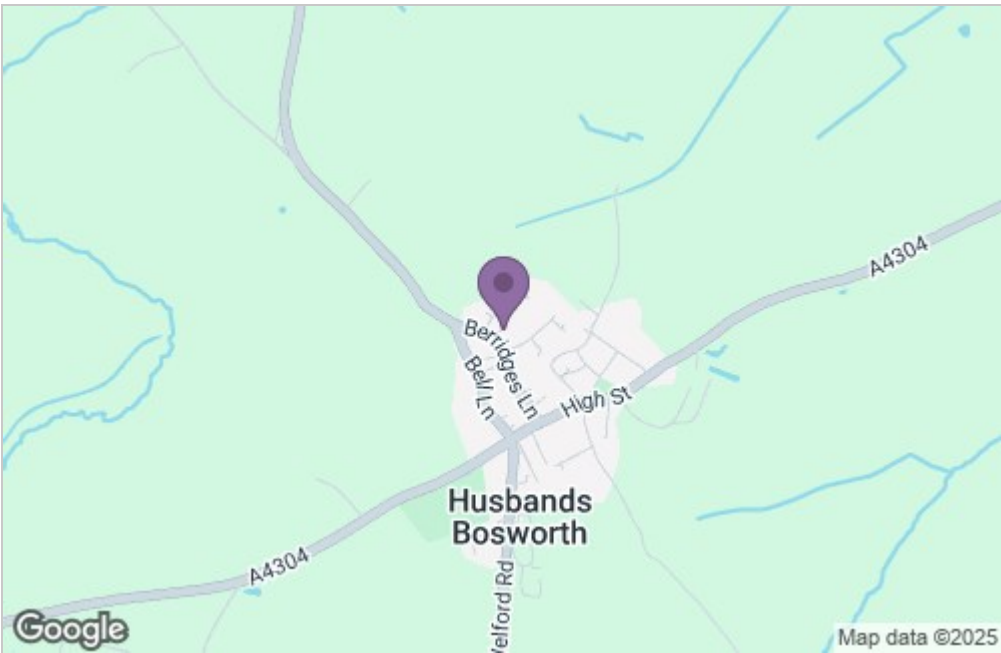
Floor Plan



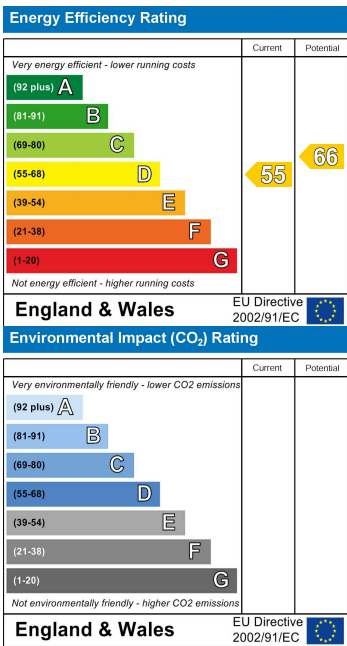
Total area: approx. 121.1 sq. metres (1303.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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