

## 20 Mowsley Road, Husbands Bosworth, LE17 6LR



### Offers Over £425,000

Well located in a quiet part of this picturesque and popular village is this substantial and well proportioned detached bungalow. The well maintained accommodation benefits from oil fired central heating and briefly comprises: Entrance hall, 15'0" x 14'0" fitted kitchen, 16'0" x 15'0" lounge/diner with wood burning stove, three double bedrooms, spacious modern bathroom with four piece suite, and laundry room. There are also private, good sized gardens, parking for several cars, and a carport. The property is being offered with the benefit of no upward chain.



Entrance Hall



Accessed via opaque double glazed front door. Radiator. Dado rail. Timber flooring. Access to loft space. Doors to rooms.

Lounge / Diner 15'0" x 16'0" (4.57m x 4.88m)



Double glazed window to the front elevation. Feature cast iron woodburning stove. Radiator. Two wall lights. Television point. Telephone point.

(Lounge / Diner Photo Two)



Kitchen/Breakfast Room 15'0" x 14'0" (4.57m x 4.27m)



Range of 'Shaker' style fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted double oven and four ring electric hob with stainless steel extractor hood over. Fitted fridge and freezer. Fitted automatic dishwasher. Stainless steel one and a half sink and drainer. Wood laminate flooring. Radiator. Double glazed windows to the front and side elevations. Opaque double glazed door leading outside.

(Kitchen Photo Two)



Laundry Room 10'5" x 9'0" (3.18m x 2.74m)



Accessed from outside. Laminated work surface. Space and plumbing for automatic washing machine. Oil fired central heating boiler. Opaque glazed window.

Bedroom One 15'1" x 11'3" (4.60m x 3.43m)



Double glazed window to the rear aspect. Radiator.

(Bedroom One Photo Two)



Bedroom Two 11'5" x 7'6" (3.48m x 2.29m)



Double glazed window to the rear aspect. Radiator.



(Bedroom Two Photo Two)



Bedroom Three 11'5" x 7'6" (3.48m x 2.29m)



Double glazed window to the rear aspect. Radiator.

Bathroom 11'1" x 8'5" (3.38m x 2.57m)



Modern suite comprising double shower cubicle with mains shower fitment, panelled bath, wash hand basin and vanity unit, and low level WC.. Complementary tiled floor and walls. Heated towel rail. Two opaque double glazed windows.

(Bathroom Photo Two)





## Front / Car Port



The front garden is laid mainly to herbaceous and flower beds with a brick retaining wall and wrought iron gate. There is a storm porch with outside lighting. There is also a gravelled parking area providing parking for two cars and a car port providing further parking and access to the rear garden.

## Rear Garden



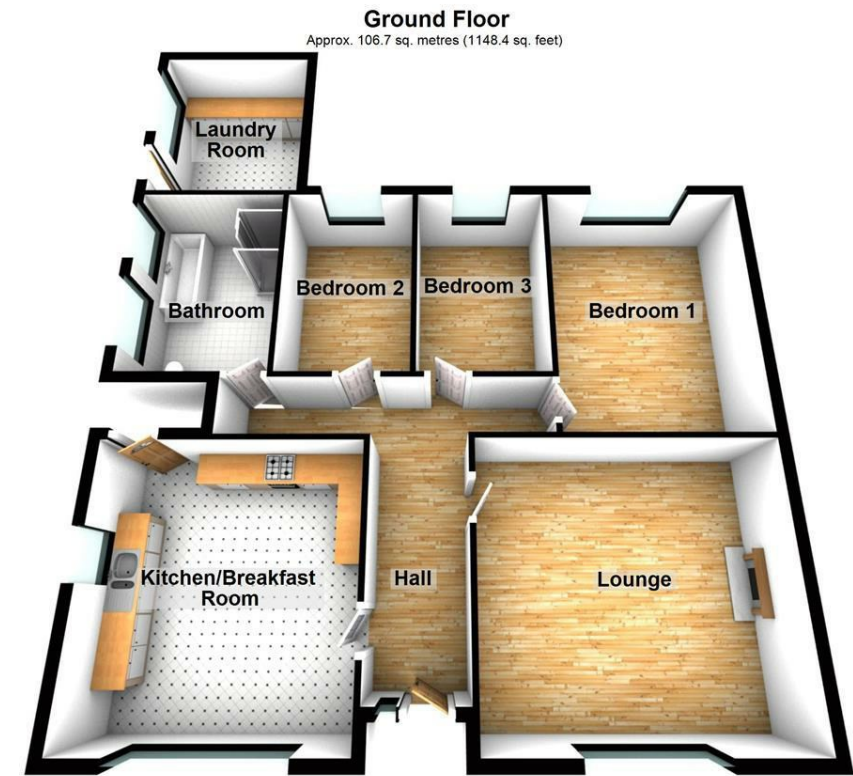
The rear garden includes a lawn and crazy paved and paved patio areas. It affords a good deal of privacy being enclosed by hedging and timber lap fencing with a further bamboo screen to the rear. There is a timber garden store and large modern oil tank.

(Rear Aspect Photo)





Floor Plan



Total area: approx. 106.7 sq. metres (1148.4 sq. feet)

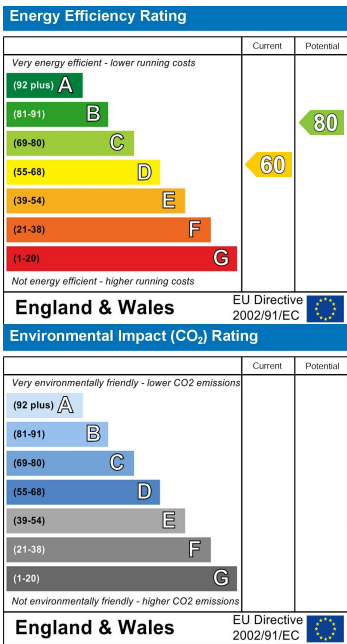
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise