

## 11 Welford Road, Husbands Bosworth, LE17 6JX



**£585,000**

A particularly substantial chalet style detached home, with private gardens extending approximately 100' in length, and well located in this popular and picturesque village.

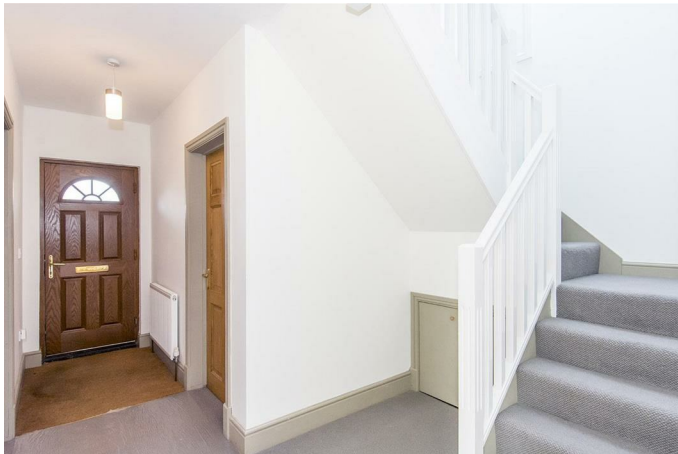
The double glazed and oil centrally heated accommodation includes two bow fronted reception rooms, study, 34'10" x 15'9" family room area, 25'1" x 11'8" kitchen/breakfast room, utility room, downstairs WC, landing, four double bedrooms, an en-suite bathroom and family bathroom.

The private gardens boast an open outlook to the side, and there is off road parking for several vehicles.

The property is offered with the benefit of NO UPWARD CHAIN and internal viewing is highly recommended.



## Entrance Hall



Accessed via composite front door with fan-light window. Radiator. Stairs rising to first floor with under-stairs storage cupboard. Opening to Family Room. Doors to Lounge, Dining Room and Study.

**Lounge 12'2" into bay x 11'3" (3.71m into bay x 3.43m)**



Double-glazed bay window to front elevation. Cast iron wood-burning stove. Radiator. Television point. Telephone point.

**Dining Room 12'2" into bay x 11'3" (3.71m into bay x 3.43m)**

Double-glazed bay window to front elevation. Radiator. Wood laminate flooring.

**Study 9'4" x 5'4" (2.84m x 1.63m)**

Double-glazed window to side elevation. Radiator.

## (Kitchen / Dining / Family Room Photo)



## (Kitchen / Dining / Family Room Photo Two)



Family Room Area 34'10" x 15'9" (10.62m x 4.80m)



Three double-glazed windows to rear elevation. Two double-glazed windows to side elevation. Radiator. Oak flooring with under-floor heating. Opening through to Kitchen/Dining Area.

(Family Room Area Photo Two)



Kitchen / Dining Area 25'1" x 11'8" (7.65m x 3.56m)



Double-glazed French doors opening out to rear garden. Picture windows to rear aspect. Oak flooring with under-floor heating. Fitted base units. Timber work-surfaces. Breakfast bar with timber work-surface and lighting above. Butler sink. Fitted propane gas range cooker with extractor hood over. Fitted automatic dishwasher. Double-glazed windows to side elevation. Doors to Utility Room and Shelved Larder (5'2" x 4'1" (1.57m x 1.24m)).

(Kitchen / Dining Area Photo Two)



Utility Room 8'2" x 5'6" (2.49m x 1.68m)



Solid timber work-surface. Space and plumbing for automatic washing machine. Oil-fired central heating boiler. Solid oak flooring. Door to WC. Door to spacious walk-in airing cupboard housing lagged hot water tank and under-floor heating pipework.

## Downstairs WC



Pedestal wash hand basin and low-level WC. Radiator. Opaque double-glazed window.

## Landing

Timber balustrade. Double-glazed Velux window. Access to loft space. Solid oak doors to rooms.

Bedroom One 19'5" x 17'7" (5.92m x 5.36m)



Double-glazed Velux window to side elevation. Double-glazed French doors opening out to Juliet balcony overlooking rear garden. Two radiators. Fitted wardrobes. Telephone point. Door to En-Suite Bathroom.

## (Bedroom One Photo Two)





(View From Bedroom One)



En-Suite Bathroom



Panelled bath with mains shower fitment over. Pedestal wash hand basin and low-level WC. Complementary tiled flooring and walls. Double-glazed Velux window. Heated towel rail. Extractor fan.

Bedroom Two 19'5" x 10'11" (5.92m x 3.33m)



Double-glazed window to front elevation. Radiator. Television point. Under-eaves storage cupboard.

(Bedroom Two Photo Two)



Bedroom Three 13'3" x 8'3" (4.04m x 2.51m)



Double-glazed window with views over playing fields to side elevation. Radiator. Television point.

(Bedroom Three Photo Two)



Bedroom Four 12'9" x 9'4" (3.89m x 2.84m)



Double-glazed window with views to side aspect. Radiator. Television point.

(Bedroom Four Photo Two)





## Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin and low-level WC. Complementary tiling. Double-glazed Velux window. Heated towel rail. Extractor fan.

## Front



Gravelled forecourt providing parking for 3-4 cars. Lawned area, screened by high-hedging. Outside lighting. Double timber gates leading to wide side access housing oil tank.

## Rear Garden



Approximately 100' in length. Laid mainly to lawn. Fruit trees. Bordered by fencing and hedging.

## (Rear Garden Photo Two)



## (Rear Aspect Photo)





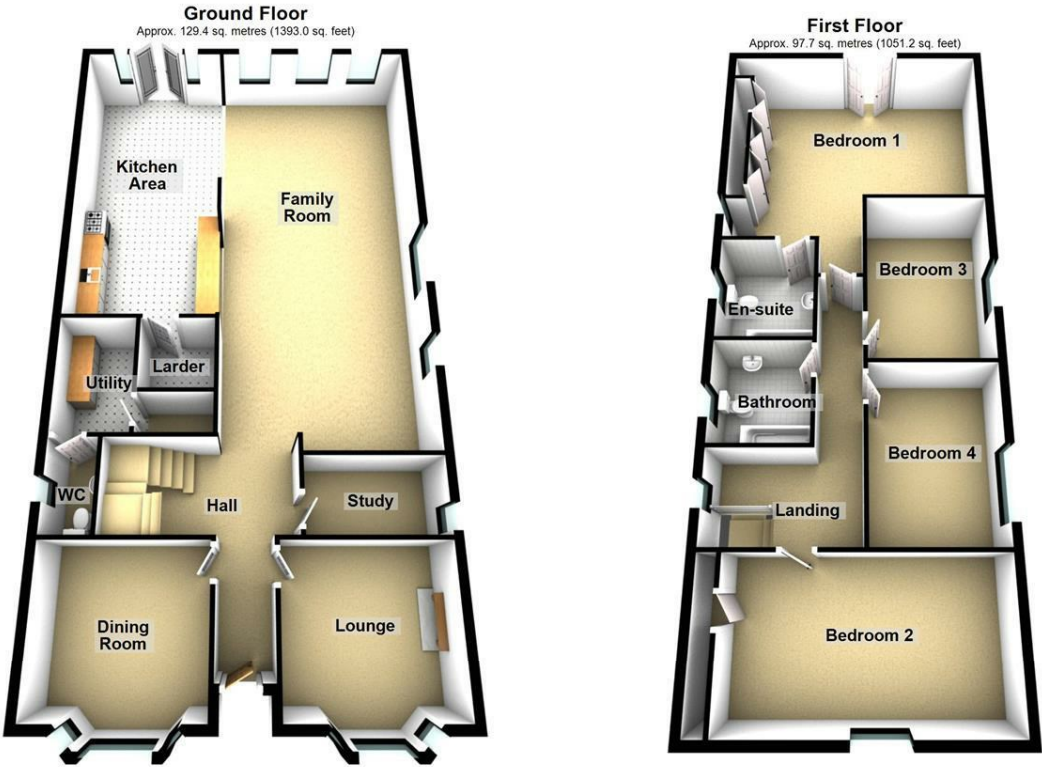
Workshop 8'0" x 7'0" (2.44m x 2.13m)

Outside Store 13'1" x 8'2" (3.99m x 2.49m)

*Service without compromise*



Floor Plan

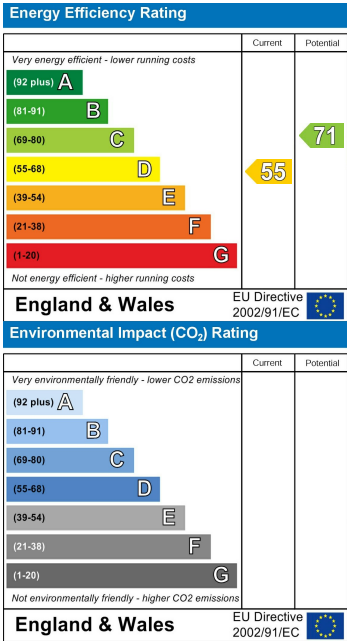


Total area: approx. 227.1 sq. metres (2444.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise