



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Highcroft, Husbands Bosworth

£325,000

4 1 1



## “Potential & Proportions Combine...”

Conveniently located within walking distance to the village centre with a local shop, church, pub and countryside walks are on the doorstep. Market Harborough is just a short drive away with a variety of independent local shops and restaurants, and a train station with commuter rail links.

Entrance through the uPVC front door leading into the inviting entrance hall with stairs flowing up to the living area, a useful storage cupboard and stairs flow down to the bedroom area.

Bathroom located just off the entrance hall with ceramic tiled walls, access to the airing cupboard and a two piece suite to include a vanity enclosed wash hand basin and a panel enclosed bath with a fitted shower over.

Separate WC with a low level WC and a vanity enclosed wash hand basin.

Stairs lead up to the first floor living area with a multitude of windows to the rear elevation injecting an abundance of natural light, access to a useful over stair storage cupboard, sliding doors open through to the kitchen and a door out to the balcony area.

Kitchen/breakfast room comprising vinyl flooring, three windows flooding the room with natural light, eye and base level fitted units, square edged work surfaces, a stainless steel sink with draining board, a freestanding electric cooker, space for a dishwasher and fridge/freezer, and a door leads to steps down to the utility room and external access.

The utility room offers a window to the side elevation and space and plumbing for a washing machine.

Leading from the living area is a wrap-around balcony offering a place to sit and enjoy the sun in the south east facing aspect. The balcony wraps around to the side of the property with steps leading up to a further south-west facing balcony area offering elevated views. This particular area would require structural reinforcement in the form of new timbers before it could be utilised as an outdoor living space.

Four bedrooms are located on the lower ground floor with three being double in size and one a generous single/study. All bedrooms offer windows overlooking the rear garden.

The main bedroom has been extended with the majority of the structural work finished but has yet to be cosmetically finished internally. The space could be utilised as a dressing area or a potential en suite with a door leading out to the garden. Once finished Building Control would need to revisit the property for full sign-off.

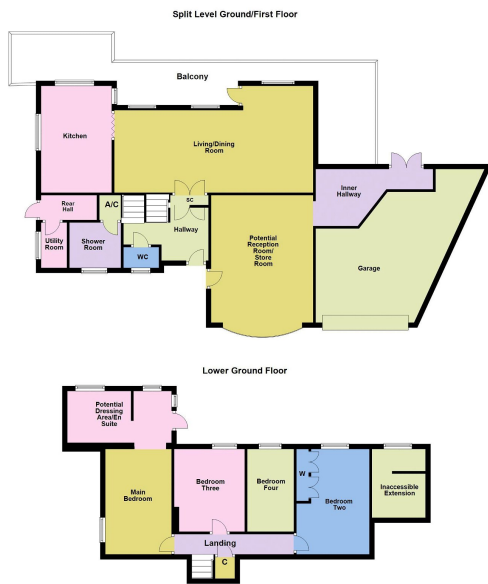
Beyond the wall of the second bedroom is an inaccessible extension with two windows and offers the potential to be knocked through from the second bedroom to create an en suite and dressing area. The window does currently open wide enough to allow access into the space.

Attractive front room providing the foundations and potential to create an ideal living room, boasting a bay window, high ceilings, generous proportions and electricity supply. A door to the side currently provides access to the front, and an additional doorway leads to the garage and rear garden.

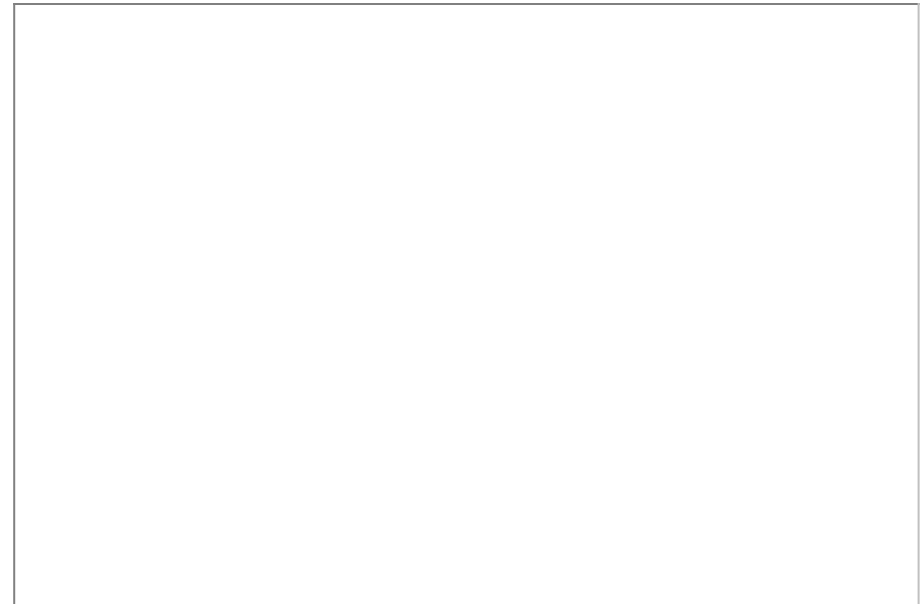
Extended double garage providing light, power, a window, and units creating an ideal workshop space. A walkthrough provides access to the former garage and French doors lead out to the rear garden.

The property features a neat frontage comprising a hard standing driveway providing off road parking for three to four cars, a lawn area with mature plantings and a paved path leading to the front door, garage and a wrought iron gate with steps down to the oil tank.





- Living/Dining Room 26' 6" x 13' 11" (8.07m x 4.24m) max
- Kitchen 13' 11" x 8' 10" (4.24m x 2.69m)
- Garage 22' 9" x 16' 1" (6.93m x 4.90m) max
- Bath/Shower Room 6' 7" x 6' 7" (2.01m x 2.01m)
- Potential Reception Room/Store Room 17' 0" x 13' 11" (5.18m x 4.24m)
- Main Bedroom 13' 10" x 8' 10" (4.21m x 2.69m)
- Potential En Suite/Dressing Area 13' 4" x 6' 4" (4.06m x 1.93m)
- Bedroom Three 9' 9" x 10' 10" (2.97m x 3.30m)
- Bedroom Four 10' 9" x 6' 2" (3.27m x 1.88m)
- Bedroom Two 13' 11" x 9' 9" (4.24m x 2.97m) max



63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

