



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Mowsley Road, Husbands Bosworth

£330,000

3 2 2



## 'Contemporary Village Living'

Offered for sale with NO UPWARD CHAIN!

Entrance is gained through a composite cottage style door into an inviting entrance hall with underfloor heating, a guest WC, an under stairs cupboard and stairs rise to the first floor.

Beautifully appointed living room of a generous size to the front south-west elevation featuring a glass panelled solid oak door, underfloor heating, LED ceiling spot lights and ample space for a large sofa suite.

Stunning kitchen/dining room with a glass panelled solid oak door, underfloor heating, attractive tiled flooring, LED ceiling spot lights, ample space for a dining table and chairs, a door leads a separate utility room and French doors lead out to the rear garden.

The kitchen comprises a host of shaker style eye and base level units, a solid oak work-surface and upstand, a Franke stainless steel sink with a draining board and mixer tap, and a variety of integrated appliances included a Whirlpool double oven and grill, a Whirlpool fridge freezer, an extractor hob and a Lamona four ring hob and dishwasher installed within the last year.

Utility room with continued tiled flooring, shaker style base units, a roll top work-surface and upstand, a Franke stainless steel sink with a draining board and mixer tap, space for washing machine and tumble dryer and a door to the rear garden.

Guest WC featuring ceramic tiled splashbacks, a low level WC and corner wall hung wash hand basin.

Stairs rise to a first floor landing with continued solid oak doors and access to a loft hatch to a partially boarded attic.

Three bedrooms all of which in excellent decorative order with bedrooms one and two being double in size and bedroom three currently being used as a study with a handy storage cupboard with a light.

Impressive main bedroom to the rear elevation overlooking the garden boasting space for a king size bed and access to an en-suite shower room.

The modern shower room features attractive tiled flooring, ceramic wall tiles to dado height, a chrome heated towel rail, LED ceiling spot lights and a white three piece suite to include a corner enclosed shower cubicle, a wall hung wash hand basin and a low level WC.

Family bathroom comprising attractive tiled flooring, ceramic wall tiles to dado height, a chrome heated towel rail, a fitted mirror, an airing cupboard and a white three piece suite to include a panel enclosed P shaped bath with a mixer tap and a curved glass shower screen and a shower over, a wall hung wash hand basin and a low level WC.

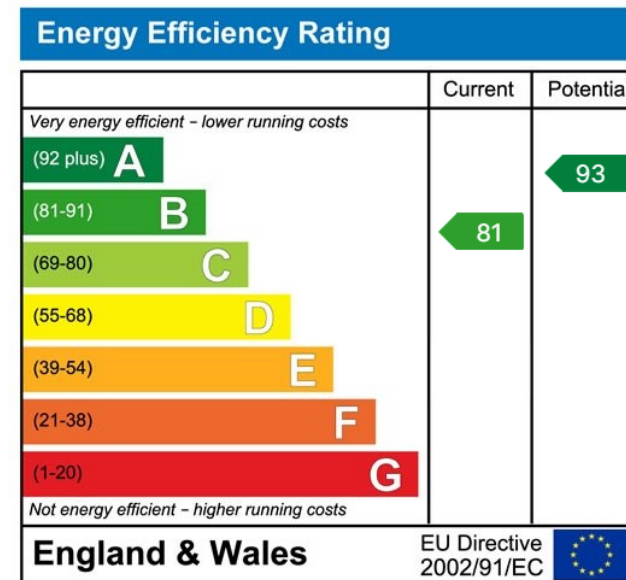
The property boasts a neat and attractive frontage enclosed by a charming mid-height red brick wall with a gate and features a well-maintained lawn, a climbing wisteria plant which flowers beautifully in the spring/summer months and a paved pathway leads to the front door with a canopy over, and a side gate to the rear garden.

The rear garden has been well maintained, offering a view of the village church, and is mainly laid to lawn featuring a patio area with space for a garden table and chairs, electricity points, a timber shed and a paved pathway leads to a timber gate to the front elevation and a timber gate to the rear parking area with two allocated spaces.





- Living Room 15' 9" x 12' 0" (4.80m x 3.65m)
- Kitchen/ Dining Room 13' 3" x 11' 11" (4.04m x 3.63m)
- Utility Room 8' 3" x 5' 10" (2.51m x 1.78m)
- WC 5' 8" x 3' 0" (1.73m x 0.91m)
- Main Bedroom 13' 4" x 11' 10" (4.06m x 3.60m)
- En Suite 6' 2" x 5' 8" (1.88m x 1.73m)
- Bedroom Two 11' 3" max x 11' 3" max (3.43m x 3.43m)
- Bedroom Three 7' 11" max x 5' 7" max (2.41m x 1.70m)
- Bathroom 11' 3" max x 6' 3" max (3.43m x 1.90m)



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