



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Church Street, Husbands Bosworth

2 1 2



A Picturesque Location with Fantastic Potential!

Occupying a desirable corner plot nestled down a picturesque lane, this charming, two bedroom period property with off road parking is set in the heart of Husbands Bosworth boasting fantastic potential for further modernisation!

Picturesque village location within walking distance of the local Church, village shop, primary school and pub. The property is also within close driving distance of Market Harborough and the M1.

The property is attractively double fronted with entrance gained into the central hallway featuring laminate flooring, walled panelling to the dado height, rear access to the car port and stairs rise to the first floor.

Open plan kitchen/dining room boasting a dual aspect with an attractive view of the church to the front elevation and plenty of natural light floods through the Upvc windows. The kitchen comprises a range of shaker style eye and base level units, a square edge worktop with tiled splashbacks, a stainless-steel sink with draining board and a free-standing cooker. There is also space for a fridge and washing machine.

The dining area is open from the kitchen creating a social space featuring an open fireplace, laminate flooring and panelled walls to dado height.

Well-proportioned living room with a window to the front elevation, panelling to the walls and an electric fireplace.

Guest WC/ cloakroom or a generous size with a side frosted window, access to the generous under stairs storage and comprising a two-piece suite to include a low-level WC and a wash hand basin.

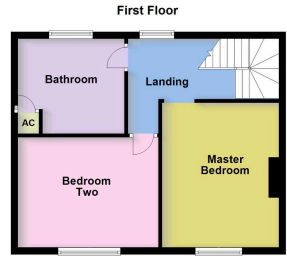
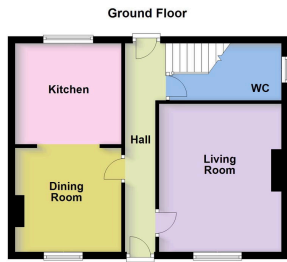
Stairs rise to the first-floor landing with an ornate spindle staircase, a window to the rear aspect and access to the two double bedrooms and generous bathroom.

Two double bedrooms both offering deceiving dimensions with the main bedroom enjoying a walk-in wardrobe area.

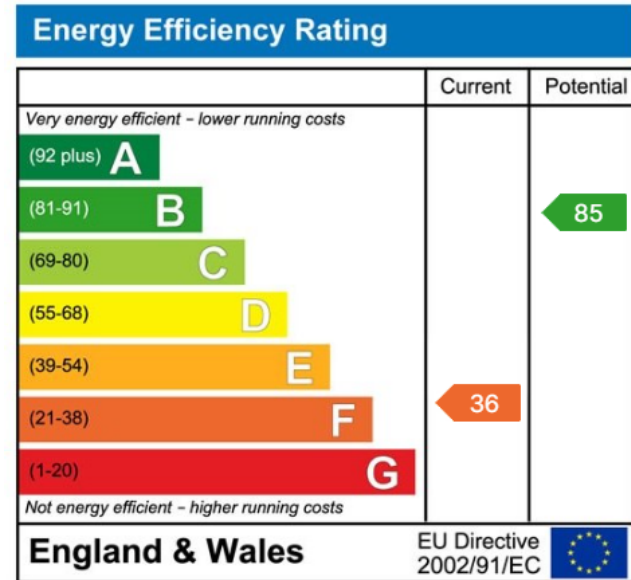
Main bathroom comprising of an airing cupboard and a three-piece suite to include a panel enclosed bath, a low level WC and a pedestal wash hand basin.

Occupying a corner position on an established lane, this desirable, double fronted period property is perfectly positioned with a step up to the front door. To the rear of the property is a covered car port area offering outdoor space or easily used as a rare parking space for a period property. This outdoor space benefits from three stores, space for bins or to be further developed into a garden area if preferred.





- Living Room - 4.17m x 3.53m (13'8" x 11'7")
- Dining Room - 3.07m x 3m (10'1" x 9'10")
- Kitchen - 3.05m x 2.79m (10'0" x 9'2")
- WC - 3.45m x 1.65m (11'4" x 5'5")max
- Main Bedroom - 4.14m x 3.58m (13'7" x 11'9")
- Bedroom Two - 4.11m x 3.18m (13'6" x 10'5")
- Bathroom - 3.15m x 2.64m (10'4" x 8'8")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.

