



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Church Street, Husbands Bosworth

2 1 1



“Period Perfection”

Perfectly positioned within the popular village of Husbands Bosworth, overlooking the village Church, this charming two-bedroom cottage boasts a stunning interior throughout, with a wealth of period fixtures and fittings, and boasts an extended kitchen, two double bedrooms and a separate brick outbuilding!

Offered for sale with no upward chain!

Entrance is gained through a charming cottage style door with bespoke leaded art glass panel, into a welcoming entrance hall boasting intricate tiled flooring, decorative wall panelling and an under-stairs storage cupboard.

Beautifully presented dining area, opening into the kitchen, with natural riven slate floor tiles, original cabinetry, a fireplace with a multi-fuel burner, a bespoke fitted banquette seating for a dining table, with storage spaces within and a glazed door into the living room.

The country style fitted kitchen features a Velux window and window overlooking the garden, flooding the space with natural light. The kitchen comprises halogen ceiling spotlights, an array of base level units with a wall mounted plate rack which can remain if requested, a solid oak work-surface, a ceramic drop-in sink and natural stone wall tiling. Appliances include a single oven, a four-ring induction hob, an integrated slimline dishwasher, an integrated washing machine and space for a fridge freezer (available under separate negotiation). A charming stable style door leads out to the garden and stairs rise to the first floor.

Well-appointed living room boasting engineered oak flooring, an original open fireplace with shelving within the alcoves offering a delightful focal point to the room, a tall column radiator and a window to the front elevation.

Naturally lit first floor landing with a window to the rear elevation and a storage cupboard.

Two tastefully decorated bedrooms, both benefitting from being double in size.

The main bedroom is positioned to the front elevation, with a generous window providing a delightful outlook of the village Church. The room offers fitted wardrobes, a period picture rail and an original, decorative, cast iron fireplace.

The second bedroom features solid timber flooring, an original, decorative, cast iron fireplace, a period picture rail and a storage cupboard.

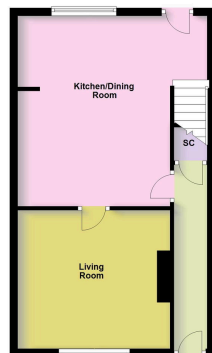
Well-presented family bathroom boasting timber flooring, decorative wall panelling, a traditional style radiator and a three-piece suite to include a beautiful resin roll top bath with a rain water shower over, a wall hung wash hand basin and a ceramic high level cistern and pull chain.

Occupying a desirable position overlooking the Village Church, the property boasts a neat and attractive frontage, with a charming cottage style door with a canopy over, and a side gate provides access to the rear garden.

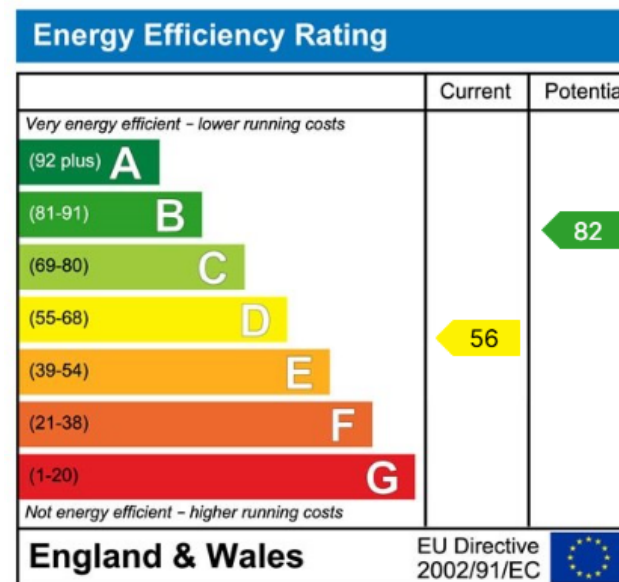
The delightful, courtyard style rear garden has been designed with low maintenance in mind, featuring charming red brick walls, a paved patio area ideal for outdoor entertaining and a gate leading to the front elevation. The main section of the garden has planted borders either side and a slate chipping pathway leading to the fantastic brick-built outbuilding.

The outbuilding provides two separate storage areas, providing excellent storage space and benefits from power supply and a window.





- Living Room - 3.84m x 3.45m (12'7" x 11'4")max
- Kitchen / Dining Room - 4.57m x 4.17m (15'0" x 13'8")max
- Main Bedroom - 3.4m x 3.35m (11'2" x 11'0") max
- Bedroom Two - 3.33m x 2.9m (10'11" x 9'6")max
- Bathroom - 2.29m x 2.18m (7'6" x 7'2")
- Stores - 3.58m x 2.97m (11'9" x 9'9")max combined



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.

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