




**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



8 Welford Road,

 3  1  2





### “An Exciting Opportunity...”

... to purchase this fantastic semi-detached home, in the desirable village of Husbands Bosworth, offered for sale with no onward chain and boasting a generous west-facing garden and the potential for further modernisation!

The property is conveniently located within walking distance to all the village facilities which includes the church, a grocery shop, a primary school, a dentist, a doctor's surgery, the village hall and local pub. The M1, A14 and M6 is also within a commutable distance as well as the popular town of Market Harborough which offer direct links to London within an hour.

Welcoming entrance porch with ceramic tiled flooring and a door leading to the main hallway.

The inviting hallway features an under-stairs storage cupboard, a window to the porch, and stairs rise to the first floor.

Beautifully appointed living/dining room boasting a bay window to the front elevation, flooding the room with an abundance of natural light with sliding patio doors leading to the conservatory. There is ample space for both living and dining, with an archway connecting the space with the potential to add doors to separate the rooms if desired.

Naturally lit conservatory benefitting from ceramic tiled flooring, power sockets, lighting and French patio doors providing access and delightful views to the rear garden.

The kitchen features laminate flooring, a window to the side elevation, a host of eye and base level units, a roll top work-surface, a stainless-steel sink with a mixer tap and draining board, ceramic wall tiling and space for a cooker and an under-counter fridge.

An archway provides access to a separate WC and downstairs shower room.

The modern shower room comprises laminate flooring, a tall chrome heated towel rail, floor to ceiling wall tiling, an airing cupboard, and a white two-piece suite to include a double width shower cubicle and a wash hand basin built within a vanity storage unit.

Stairs rise to a generous first floor landing boasting a dual aspect and a loft hatch.

Three well-proportioned bedrooms with two benefitting from being double in size.

The main and third bedroom overlook the rear garden, whilst the second bedroom is positioned to the front elevation.

Set back from the road, the property boasts a neat and attractive frontage with a block paved driveway providing off road parking for up to four cars, a well-kept lawn with an array of planted borders, access to a garage/workshop and a pathway to the front door. The garage/workshop provides excellent storage with power and lighting.

The west facing rear garden is a true sun trap and boasts a generous size providing sunlight throughout the entire day. The garden is mainly laid to lawn, and features stocked planted borders, a paved patio area, a vegetable plot and green house ideal for those green fingered buyers. Two outbuildings connected to the rear of the house also provide handy storage space, one with power, lighting and a connection for a washing machine.





- Living Room - 3.68m x 3.33m (12'1" x 10'11") into bay
- Dining Room - 3.63m x 3.33m (11'11" x 10'11")
- Kitchen - 2.57m x 2.46m (8'5" x 8'1")
- Conservatory - 2.82m x 2.69m (9'3" x 8'10")
- Shower Room - 2.54m x 1.8m (8'4" x 5'11") max
- WC - 1.57m x 0.86m (5'2" x 2'10")
- Main Bedroom - 3.66m x 3.35m (12'0" x 11'0")
- Bedroom Two - 3.33m x 3.28m (10'11" x 10'9")
- Bedroom Three - 2.46m x 2.41m (8'1" x 7'11")



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.

