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**“Show Home Standard With a  
Host of Upgrades Throughout!”**







Marsh Drive  
Husbands Bosworth  
LE17 6PU





## **“Show Home Standard With a Host of Upgrades Throughout!”**

**Built by the renowned builder Davidson Homes in the heart of the desirable village of Husbands Bosworth, this executive four bedroom detached family home boasts the popular ‘Castleton’ design, benefitting from being the former show home with a host of upgrades, a sought-after position and a detached double garage, which has been plastered and boasts a feature ‘A-frame’ beam, kitchen and WC.**







## Property Highlights

Offering more than what meets the eye, this tastefully designed family home benefits from an interior to inspire, a flexible layout and the versatile option of creating an annexe, air bnb, home office or gym with the high specification double garage!

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 hall offering a grand and inviting entrance, boasting attractive ceramic tiled flooring, an understairs storage cupboard, access to the guest WC, study, double doors into the kitchen and living room, and stairs rise to the first floor.

Stunning, open plan kitchen/dining/family room situated to the rear elevation overlooking the garden with French doors, Amtico flooring, pendant and LED ceiling spotlights, offering a fantastic entertaining room. This exceptionally spacious and impressive room has been finished with a host of upgrades, whilst benefitting from ample space for a large dining table and chairs and a versatile family area, flooded with natural light.

The high-quality kitchen comprises a host of eye and base level units, a quartz work-surface with a matching upstand and draining grooves, a one and a half bowl sink with a mixer tap, and a fantastic central island with a breakfast bar. A range of AEG integrated appliances include a double oven, a fridge freezer, a dishwasher and an electric four ring hob.





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The utility room benefits from continued Amtico flooring, a quartz worktop with inset draining grooves and a matching upstand, space for a washing machine and a tumble dryer (available under separate negotiation) and a door to the driveway.

Beautifully presented living room boasting a modern decor, a fantastic electric fireplace, pendant and LED ceiling spotlights, and a window to the front elevation.

Ground floor study with ceramic tiled flooring, a window to the front elevation and a bespoke fitted desk/shelving unit.

Modern guest WC comprising ceramic floor and wall tiling, a pedestal wash hand basin and a low level WC.

First floor landing with access to the part-boarded attic via a hatch with a drop down ladder, the airing cupboard and a spacious over stair store cupboard.

Impressive and tastefully decorated main bedroom with a window to the front elevation injecting natural light, a dressing area with fitted wardrobes and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail, a Villeroy & Boch pedestal wash hand basin and a walk-in, double width shower enclosure with a fitted shower over.



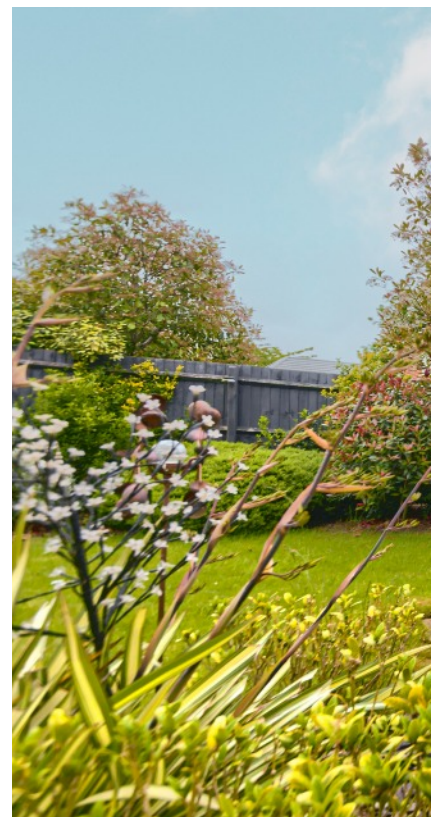


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Three further bedrooms, all of which are double in size with fitted wardrobes.

Well-appointed family bathroom comprising high quality LVT flooring, ceramic tiled walls, a chrome heated towel rail and a white four piece suite to include a low level WC, a Villeroy & Bosch pedestal sink, a panel enclosed bath with a handheld shower wand, and a shower enclosure with a fitted shower over.

Being the former show home, the double garage is one of a kind for the development as it was the former site office. The garage boasts a vaulted ceiling with an oak beam and scaffold board clad walls to the rear, with a manual up and over door to the front and a side personnel door. A door leads from the rear of the garage into a WC with a two piece suite and leads through further to a kitchen area with fitted units, roll top work surfaces and a stainless-steel sink, and a further spacious storage cupboard leading from that. The space offers the potential to be utilised as an annexe if required, by partitioning off part of the garage (subject to relevant consent).





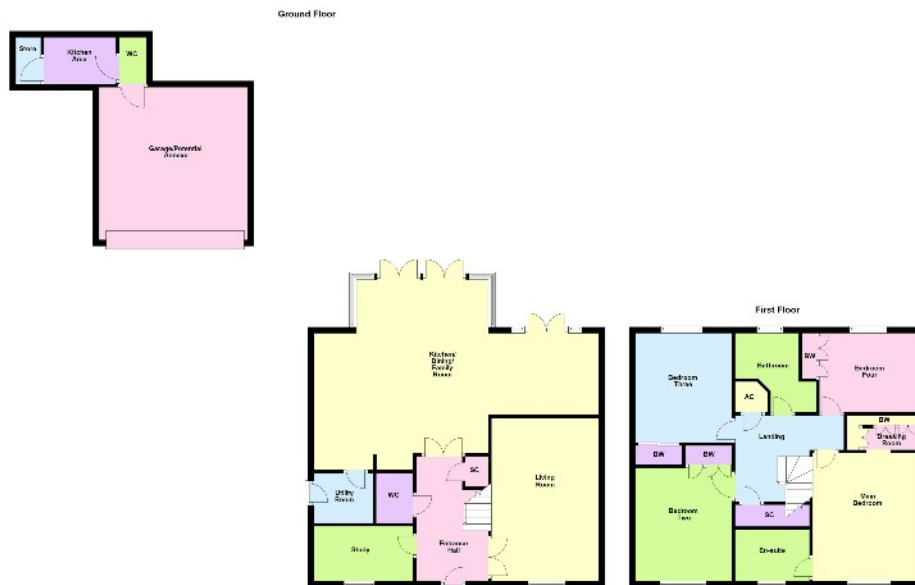


## Outside

Neatly enclosed by iron railings, this attractive Georgian style property boasts excellent curb appeal with its exterior finishes and high attention to detail. Set back from the road and offering an open green outlook, the property features two borders with plantings and a central paved path leads to the front door. To the side elevation is a generous, hard standing driveway, providing off road parking for four cars and access to the double garage.

The rear garden has been well maintained and offers a good degree of privacy after being well established with a host of mature shrubbery and plantings. The garden offers a true gardeners paradise with its tranquil setting and bursts of colour throughout. There is a paved patio area ideal for seating, a well-kept lawn and an array of plantings surround the rear boundary. A paved path leads to the secure side gate providing access to the driveway and a personnel door into the detached double garage.





## Measurements

Living Room - 5.21m x 3.38m (17'1" x 11'1")

Kitchen/Dining/Family Room - 9.19m x 4.55m (30'2" x 14'11")

Study - 3.1m x 1.7m (10'2" x 5'7")

WC - 1.47m x 1.24m (4'10" x 4'1")

Main Bedroom - 3.71m x 3.63m (12'2" x 11'11")

Dressing Area - 2.06m x 1.45m (6'9" x 4'9")

En Suite - 2.31m x 1.57m (7'7" x 5'2")

Bedroom Two - 3.61m x 3m (11'10" x 9'10")

Bedroom Three - 3.68m x 3m (12'1" x 9'10")

Bedroom Four - 3.18m x 2.57m (10'5" x 8'5")

Bathroom - 2.59m x 2.54m (8'6" x 8'4")

Garage/Potential Annexe - 4.98m x 4.83m (16'4" x 15'10")

Garage WC - 1.52m x 0.89m (5'0" x 2'11")

Garage Kitchen Area - 2.34m x 1.52m (7'8" x 5'0")

Garage Store - 1.52m x 0.76m (5'0" x 2'6")



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

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

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