



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Fernie Court, Husbands Bosworth

3 2 2



The Plot, Position and Proportions Combine...

... to form this fantastic three bedroom property boasting generous proportions over three floors with a stunning, extended kitchen/dining/family room, a private west facing garden and a secluded position nestled within a desirable cul de sac in the heart of Husbands Bosworth!

Inviting entrance hall with Karndean flooring, access to the guest WC, the useful understairs storage cupboard, internal access into the garage and stairs rise to the first floor.

Beautifully extended, open plan kitchen/dining/family room providing a fantastic entertaining space with stunning bi fold doors leading out to the west facing rear garden and flooded with natural light from the three sky light windows. This tastefully designed room offers the optimum ground floor room for both living and dining, whilst still enjoying a generous sized kitchen.

The modern kitchen features continued Karndean flooring, LED spotlights and comprises a range of shaker style eye and base level units with a roll top work surfaces and attractive tiled splashbacks. There is an inset 'Franke' one and a half bowl sink, and a host of high quality appliances to include an integrated double 'Bosch' oven, a five ring induction hob with extractor hood over, dishwasher and washing machine. On the other side of the kitchen is space for an American style fridge freezer and the dining/family space offers ample room for a dining table and chairs, and a sofa.

Stairs rise to the first floor with a central carpet runner and brass rods, and this flows up to a generous landing with space for an office desk or library area if required, perfect for those working from home.

Immaculately presented living room situated on the first floor, with a touch of character featuring panelled walls, a feature fireplace surround and an impressive balcony to the rear elevation. The west facing balcony offers the perfect spot to enjoy the view of the garden and sunset with a paved section and space for a small table and chairs.

Three good sized bedrooms, all double in size, with the second bedroom located on the first floor enjoying an oversized fitted wardrobe with sliding shaker, mirrored doors.

Stairs lead up to the second floor with a generous landing space, access to the further two double bedrooms and bathroom.

The main bedroom benefits from a skylight window and an en-suite shower room. The modernised en-suite features a sky light window, decorative tiled flooring, full height wall tiling, a traditional style radiator and a three-piece suite. This includes a double width shower, a wash hand basin and low-level WC.

Family shower room with decorative tiled flooring, full height wall tiles, a tall traditional style radiator and a three piece suite incorporating a double width walk in shower, a pedestal wash hand basin and a low level WC.

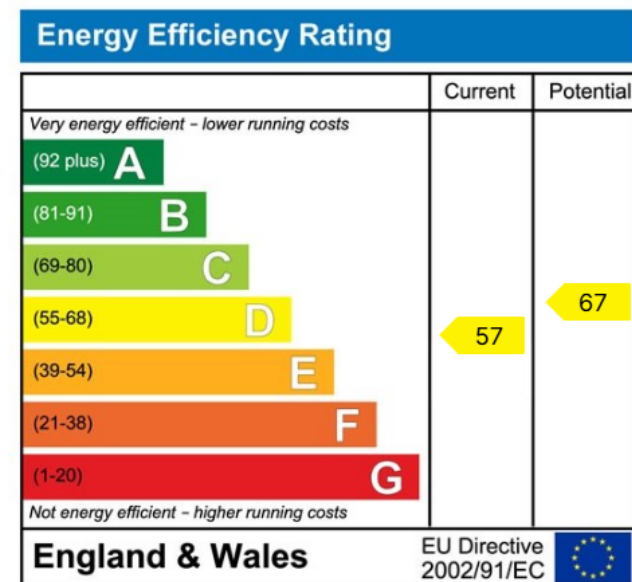
Nestled within a desirable cul de sac, the property is neatly set back from the road with an attractive frontage, featuring an anthracite, Upvc front door and access to the garage via the high specification, 'Teckentrup' electric garage door. There is a block paved driveway providing off road parking for two cars, and a paved path leads to the front door.

The delightful rear garden boasts a good degree of privacy and an established setting with a mature tree offering a tranquil outlook. The garden features a paved patio area perfect for seating, a retaining low level brick wall and step rise to the raised decked section and main lawn. The lawn area features two trees, well stocked planted borders, access to a timber shed and a secure rear gate.





- Kitchen/ Dining Family Room - 6.58m x 4.83m (21'7" x 15'10")max
- Living Room - 4.88m x 3.58m (16'0" x 11'9")
- Main Bedroom - 3.58m x 2.72m (11'9" x 8'11")max
- Bedroom Three - 3.78m x 2.74m (12'5" x 9'0")max
- Garage - 5.18m x 2.69m (17'0" x 8'10")
- WC - 1.4m x 0.84m (4'7" x 2'9")
- Bedroom Two - 3.53m x 2.69m (11'7" x 8'10")
- En Suite - 1.93m x 1.63m (6'4" x 5'4")
- Bathroom - 1.93m x 1.8m (6'4" x 5'11")



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.

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

