

11 Marsh Drive  
Husbands Bosworth  
Lutterworth  
LE17 6PU

£315,000



OSCAR JAMES

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# WHAT'S GREAT?

A modern detached family home nestled in picturesque countryside, this charming three-bedroom detached house is a true gem waiting to be discovered. Situated within a sought-after residential development in the desirable village of Husbands Bosworth.

Built by the renowned premium builders, Davidsons Homes, this property offers high quality features throughout. Situated in a small and exclusive development, this home offers a perfect blend of modern living and tranquillity.

The property offers entrance hall, stylish open-plan kitchen/dining area, spacious lounge with with patio doors opening onto the rear garden,

downstairs WC and useful storage space.

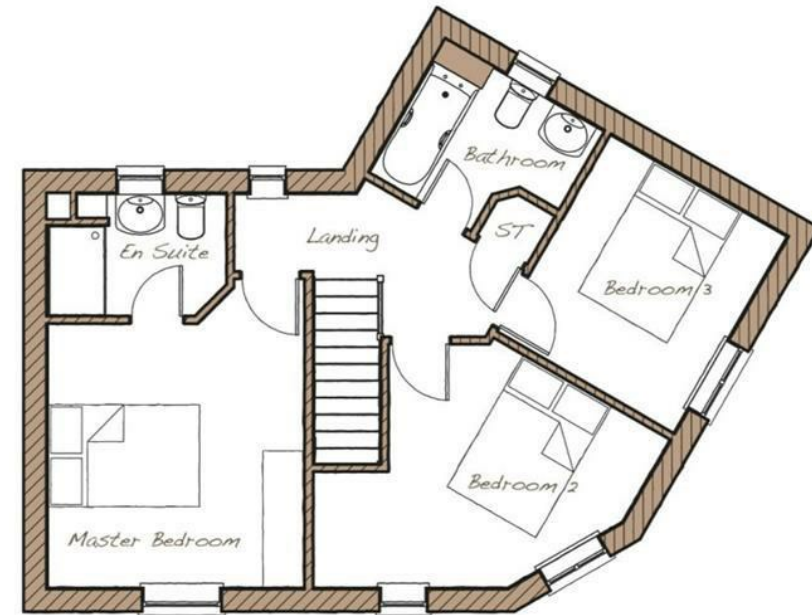
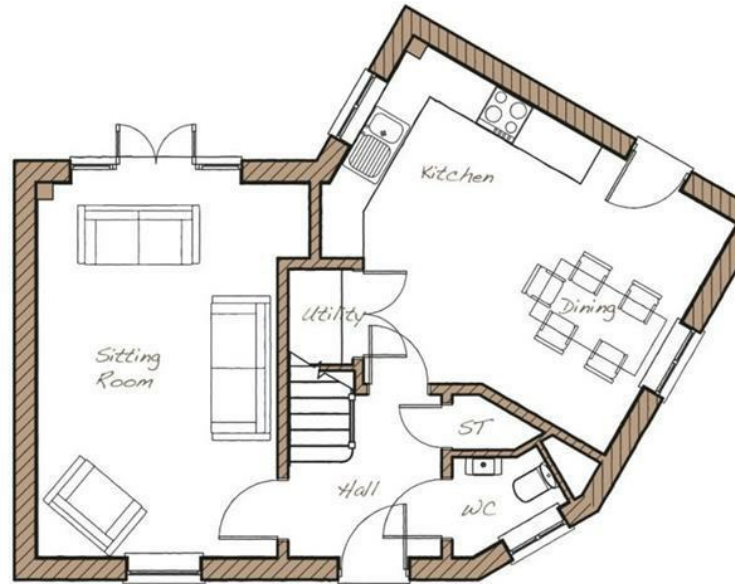
On the first floor you have three generously sized bedrooms, with the master bedroom boasting an ensuite bathroom and built-in wardrobes, providing both comfort and convenience. The layout of the house ensures privacy and a peaceful atmosphere, tucked away in a private cul de sac.

Outside offers a private and enclosed rear garden- mainly laid to lawn with patio area, driveway providing off-road parking and car port.

Viewing are strongly advised.

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# Floor Plan



## Ground Floor


Sitting Room	3800 x 5190	12'6 x 17'0
Kitchen/ Diner	5800 x 3700	19'0 x 12'2

## First Floor

Master Bedroom	3385 x 3485	11'1 x 11'5
Ensuite	2355 x 1610	7'9 x 5'3
Bedroom 2	4710 x 3300	15'5 x 10'10
Bedroom 3	2685 x 2990	8'10 x 9'10
Bathroom	2410 x 2015	7'11 x 6'7



## AT A GLANCE...

-  Spacious Living Room
-  Fantastic Kitchen/ Dining Area
-  Three Bedrooms
-  En-Suite and Family Bathroom
-  Enclosed Rear Garden
-  Off Road Parking and Car Port





# SELLER'S SECRET

The perfect home for a young family with a fantastic primary school in walking distance and a host of beautiful countryside walks on your door step.



## Why we like it....

Beautifully presented throughout this property is the perfect blend of modern living in a beautiful village location. A short drive to the M1 means this is the ideal home for those needing to commute and wanting a peaceful retreat to come home to. Viewings are advised.

To buy or not to buy....

# OSCAR JAMES

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