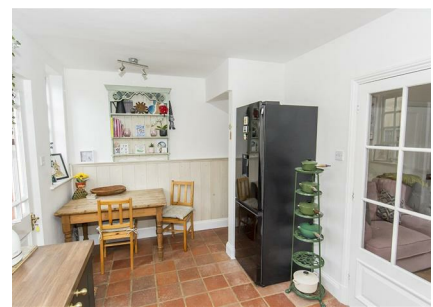


## 17, Church Street, Husbands Bosworth, LE17 6LT



**£240,000**

Situated within the pleasant village of Husbands Bosworth overlooking the Church, this delightful period mid-terrace home is a true gem waiting to be discovered. This quaint cottage exudes character and warmth, having been recently re-decorated to offer a fresh and inviting atmosphere. As you step inside and through the hall, you are greeted by a cosy lounge with log burner, perfect for hosting intimate gatherings. The property also boasts a good sized beautifully refitted kitchen/diner and two cosy double bedrooms, providing ample space for relaxation and rest. An additional standout features of this property is the brick-built outbuilding, which has been recently converted by its current owner into an extremely useful laundry/utility room with an additional outside store on the side. Located in a picturesque setting, this house is ideal for those seeking a peaceful retreat while still being within easy reach of local village amenities, major road networks and the towns of Market Harborough and Lutterworth.

*Service without compromise*

## Entrance Hall

Accessed via a timber front door. Door off to: Lounge.  
Stairs rising to: First floor. 'Kamdean' flooring.

## Lounge 11'10 x 10'5 (3.61m x 3.18m)



Timber framed double glazed window with plantation shutter to front aspect. Glazed French doors through to kitchen. Log burner. 'Kamdean' flooring, TV and telephone point. Electric radiator.



## Kitchen/Diner 15'0 x 8'7 (4.57m x 2.62m)



## Kitchen Area



Having a selection of re-fitted dark green base and wall units with timber worktop over and a ceramic Belfast sink

inset. There is a mid level double oven, four ring induction hob, with extractor hood over, integrated slimline dishwasher and a space for a freestanding fridge/freezer. There is a timber framed double glazed window to the rear aspect. Quarry tiled flooring. LED spotlights.

## Dining Area

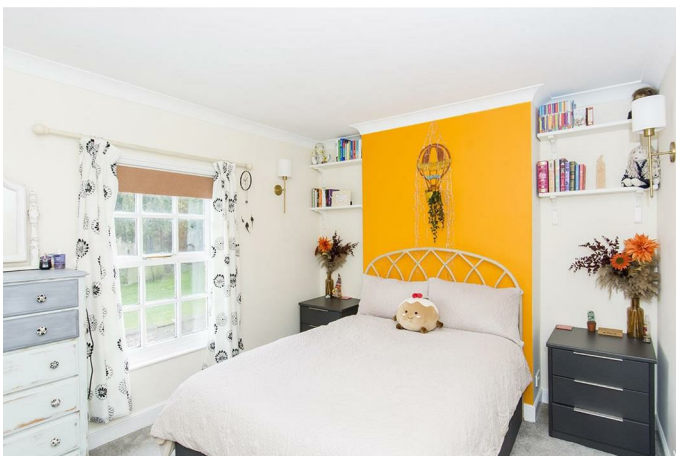


There is a timber framed double glazed door out to rear garden. Timber framed double glazed window to rear aspect. Tiled flooring. Laminate wooden flooring to under stairs storage area.

## Landing

Doors off to bedrooms and bathroom.

## Bedroom One 11'10 x 10'5 (3.61m x 3.18m)



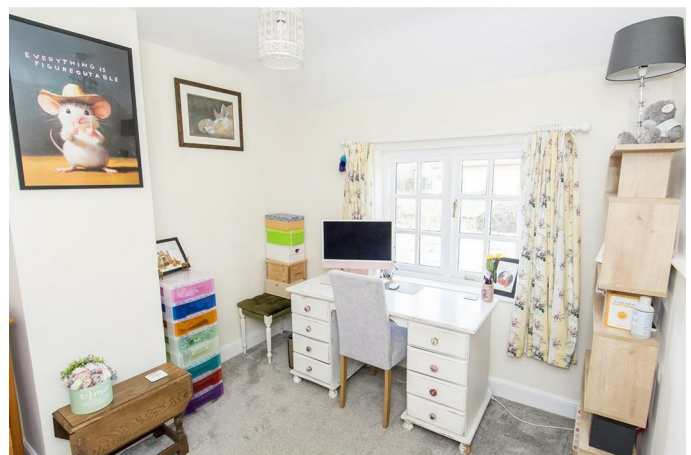
Timber framed double glazed window to front aspect. Built-in wardrobes. Wall lighting. Loft hatch access. Electric radiator.



## Bedroom Two 9'2 x 8'11 (2.79m x 2.72m)



Timber framed double glazed window to rear aspect.



Bathroom 6'4 x 6'0 (1.93m x 1.83m)



Comprising: Corner shower enclosure with wall tiling, low level WC and wash hand basin. Timber framed double glazed window to rear aspect. 'Karndean' flooring. Heated towel rail.



Outside 11'6 (max) x 11'1 (max) (3.51m (max) x 3.38m (max))



The property has a low maintenance cobbled courtyard garden being partially walled with rear pedestrian gated access and is a blank canvas for the perspective purchaser.



## Laundry/Utility Room



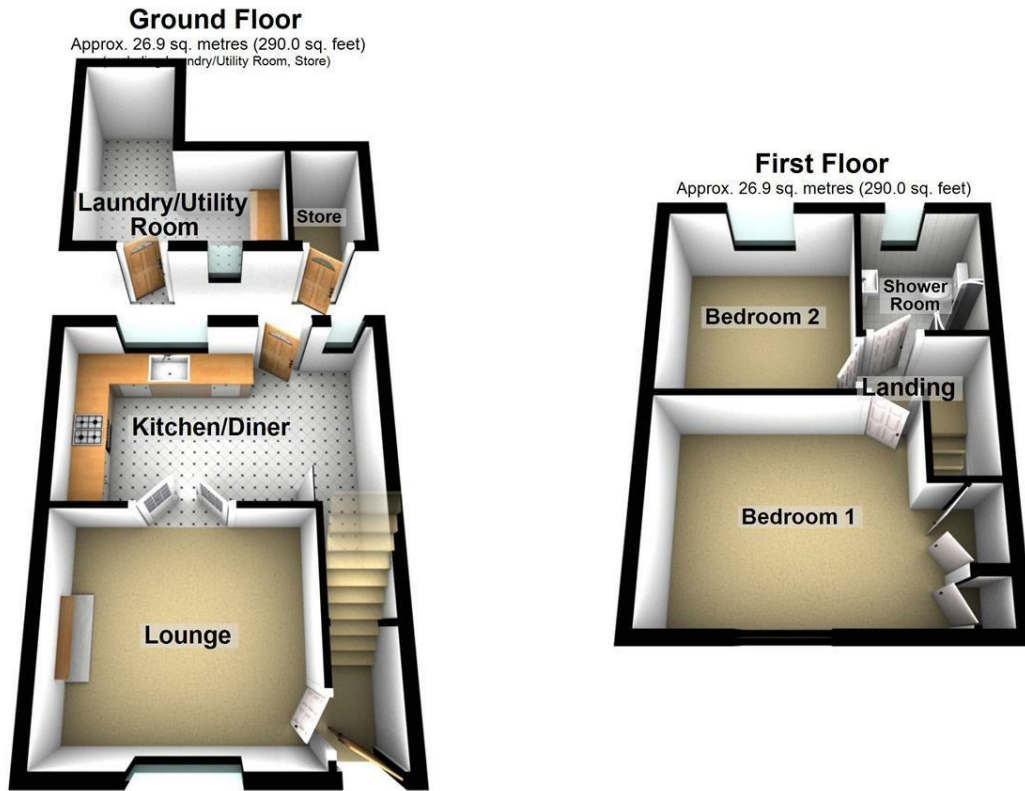
Converted by the current owner into an outside laundry/utility room to include a skylight, space and plumbing for washing machine and dryer with timber worktop over, tiled flooring and a stable style door out to the courtyard. There's an additional outside store to the side.



### Note For Prospective Buyers

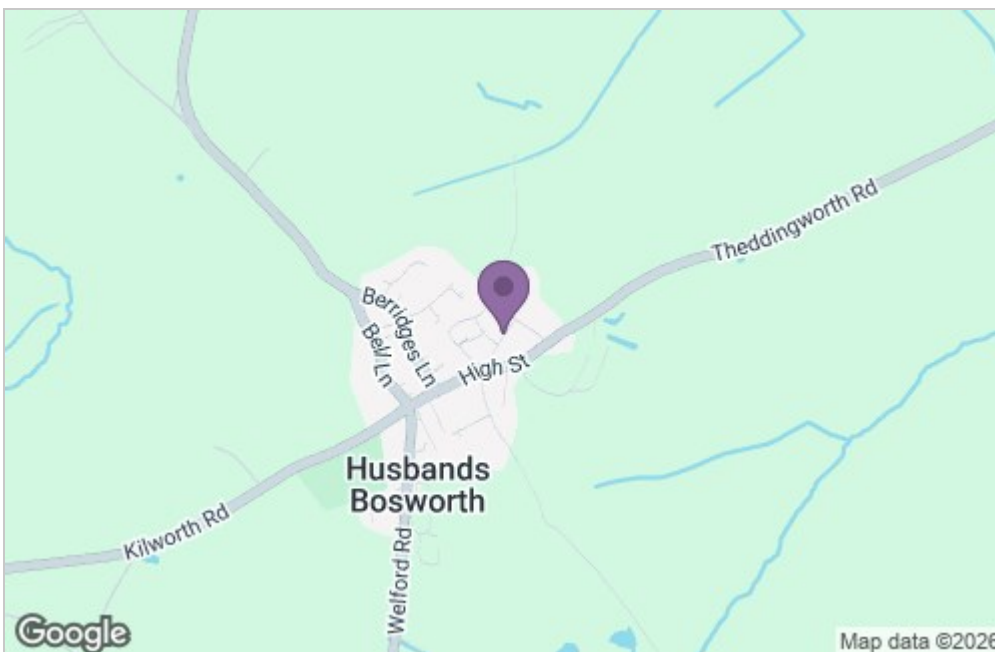
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

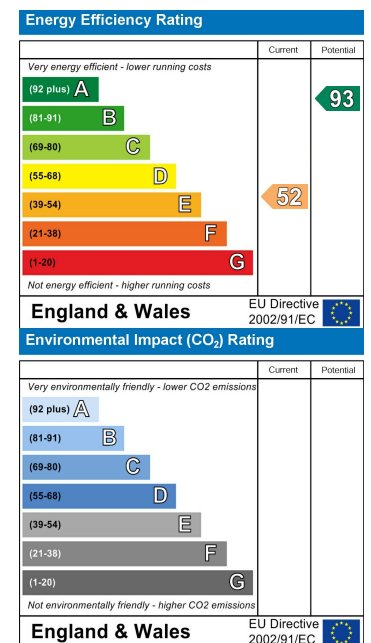


Total area: approx. 53.9 sq. metres (579.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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