



**Connells**

High Street  
Husbands Bosworth Lutterworth



## Property Description

This charming mid-terrace cottage nestled in the heart of this picturesque Leicestershire village. The property offers a blend of traditional features and modern comforts, making it an ideal home for those seeking village life with convenient access to nearby towns.

Situated in the heart of Husbands Bosworth, a well-regarded and friendly Leicestershire village known for its character and community spirit. Positioned on the historic High Street, surrounded by other period homes and just a short stroll from local amenities such as a village shop and post office, Primary School, Public House, Village Hall and recreational spaces. Offering scenic countryside surroundings, ideal for walking, cycling and enjoying rural life.

Despite the rural setting, its well connected to Lutterworth which is just a 10-minute drive away from supermarkets and further amenities. Market Harborough and Rugby are nearby for more extensive shopping, dining and leisure.

Excellent transport links, including access to the A14, M1 and M6, make commuting straightforward. Train stations in Market Harborough and Rugby provide fast services to Leicester, Birmingham and London.

This location perfectly suits those looking for a quiet village lifestyle without sacrificing access to towns, cities or major transport networks.

## Lounge

The front door leads into a well presented

living room with a double glazed window to the front elevation, stylish wooden flooring and door leading through to the kitchen/diner.

## Kitchen/Dining Room

A well presented kitchen with space for a dining area, fitted with a range of wall and base units with wooden worksurfaces above. The kitchen is fitted with a Belfast sink, electric oven and gas hob with cooker hood above, plumbing for washing machine, space for fridge/freezer and splash back tiling and tiled floor. Feature fire place, double glazed window to the rear elevation, stairs rising to the first floor accommodation, door to the rear garden and door to the downstairs bathroom.

## Shower Room

Fitted with suite comprising of: low level W.C, wash hand basin, shower cubicle, partially tiled and a double glazed window to the side elevation.

## Bedroom One

A good sized double bedroom with a double glazed window to the front elevation, radiator and built in cupboard offering additional storage space.

## Bedroom Two

A good sized second bedroom with a double glazed window to the rear elevation, radiator and loft access.

## Outside

The cottage features a private rear garden with wooden fencing to allow privacy.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01858 465 921**  
**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
 MARKET HARBOROUGH LE16 7DS

EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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