



# High Street

HUSBANDS BOSWORTH, LUTTERWORTH, LEICESTERSHIRE

A beautifully presented period cottage occupying a particularly deep plot in the heart of this sought-after village, ideally positioned between Market Harborough and Lutterworth. Blending character features with tasteful contemporary styling, the property offers deceptively spacious accommodation together with attractive mature gardens and useful outbuildings.

Charming two bedroom period cottage • Situated within the heart of a picturesque village • Deep mature rear garden with two patio seating areas • Stylish breakfast kitchen with Rayburn • Cosy sitting room with log burner • Two generous double bedrooms • Ground floor bathroom with modern white suite • Brick-built utility room and large timber store • Character features throughout • Conveniently located for Market Harborough, Lutterworth & motorway network

#### Accommodation

The accommodation is entered via the front door into a welcoming and light sitting room featuring a cast iron log burning stove set within the chimney breast recess together with bespoke display shelving and attractive flooring. To the rear, the dining kitchen is fitted with a range of cream shaker style base units beneath oak work surfaces incorporating a Belfast sink, tiled splashbacks and space for a dining table. A traditional Rayburn together with an additional electric cooker and halogen hob creates a practical yet characterful focal point to the room, whilst integrated appliances include a dishwasher.

Beyond the kitchen is a rear lobby with glazed door opening onto the garden and access to the ground floor bathroom, that is fitted with a contemporary white three-piece suite comprising panel bath with shower over, wash hand basin and WC.

To the first floor are two well-proportioned double bedrooms, both attractively presented and the second bedroom enjoys a pleasant outlook over the rear garden. The property further benefits from electric wall heaters and useful under stairs storage cupboard.

#### Outside

The property enjoys a particularly deep rear garden which forms a delightful feature of the home. Immediately to the rear is a block paved seating terrace ideal for entertaining, leading onto an extensive lawn flanked by mature hedging and established borders. A further patio seating area is positioned at the far end of the garden creating an additional private seating space. Useful outbuildings include an attached brick-built utility room with plumbing for a washing machine and space for a tumble dryer, together with a substantial timber storage shed.

#### Location

Husbands Bosworth is a thriving, attractive village with many interesting period properties. The village offers a general store, primary school, post office, parish Church and public house. The area is popular with buyers wanting convenient access to Market Harborough, Leicester and Lutterworth, and it provides excellent communications via rail from Market Harborough and Rugby, both with links to London. Junction 20 of the M1 at Lutterworth is within a ten-minute car journey.

Leicester City Centre is some 12 miles distant offering a wider range of amenities normally associated with a large City Centre. Both Market Harborough and Leicester offer direct mainline rail connections to London St Pancras in approximately an hour.





**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed. Built c1880

**Conservation Area:** Yes – Husbands Bosworth

**Tax Band:** B

**Services:** The property is offered to the market with all mains services and electric storage heating.

**Loft:** Insulated

**Broadband delivered to the property:** FTTP (300 mbps)

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes. The property has a right of way through four adjacent gardens for bin access. Neighbours do not have a right of access through the property's garden.

**Flooding issues in the last 5 years:** No

**Accessibility:** Two storey dwelling, no modifications for accessibility

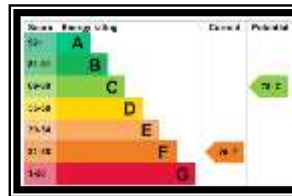
**Planning issues:** None our clients are aware of

**Satnav Information**

The property's postcode is LE17 6LH, and house number 12.

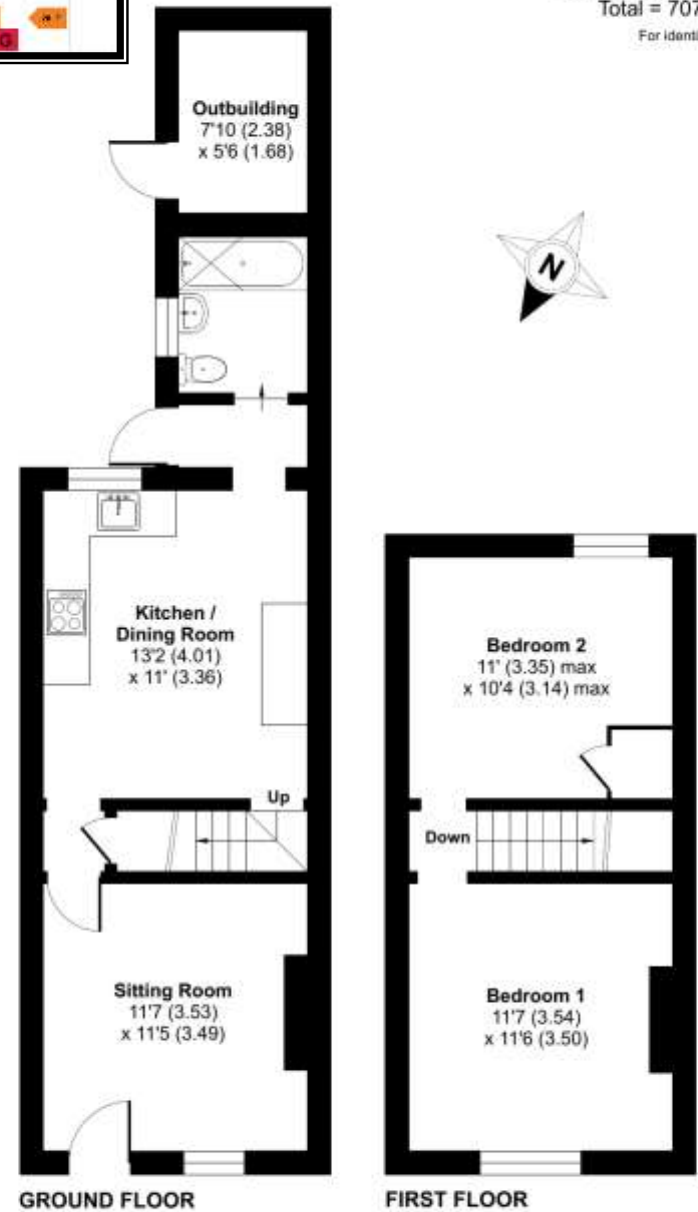






# High Street, Lutterworth, LE17

Approximate Area = 664 sq ft / 61.6 sq m  
 Outbuilding = 43 sq ft / 3.9 sq m  
 Total = 707 sq ft / 65.6 sq m  
 For identification only - Not to scale



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES  
SELICKS

