
HENDERSON
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ESTATE AGENTS

‘Modern Village Living’

Neatly tucked away within the heart of Husbands Bosworth, this stunning detached home offers a perfect blend of modern and village living, featuring a beautiful interior throughout, generous proportions with a double storey rear extension, multiple reception rooms, four double bedrooms and a double garage to the rear of the property!





Cherry Tree Drive
Husbands Bosworth
LE17 6NB















The property benefits from owned solar panels installed in 2016 which contribute towards reduced energy rates and the remaining energy being sold back to the National Grid.

Inviting and spacious entrance hall featuring high-quality LVT flooring, a fitted door mat, a light tunnel injecting natural light to the room, access to all ground floor accommodation, an under-stairs storage cupboard and stairs rise to the first floor.

Beautifully appointed living room boasting generous proportions with continued LVT flooring, a contemporary log burner and dual aspect windows with French patio doors leading out to the garden.

Stunning kitchen/dining room with double aspect windows and bi-fold doors leading out to the garden, herringbone style Amtico flooring and the room offer a perfect space for entertaining, with ample space for a dining table and chairs.

The high-quality kitchen features an array of shaker style eye and base level units, a Silestone work-surface with a matching up stand and inset draining grooves, a one and a half bowl sink with a mixer tap, a fantastic Belling cooker with a four-ring hob, an integrated dishwasher, a wine cooler and ample space for a large fridge/freezer.

A separate utility room off the hallway provides space for further appliances such as a washing machine and a tumble fryer. The room benefits from tiled flooring, shaker style eye and base level units, work-surface, sink and a side door out to the garden.

A well-presented second reception room is situated to the front of the property, with a window to the front and offers the flexibility to be used as a further living space, a formal dining room or a ground floor double bedroom.

Ground floor study, ideal for those working from home, also situated to the front elevation, with a window and neutral decor.

Stairs rise to a generous galleried first floor landing, with a side window and a loft hatch to a partially boarded attic.

Four beautifully presented double bedrooms, in excellent decorative order, with three out of the four bedrooms benefitting from fitted wardrobes.

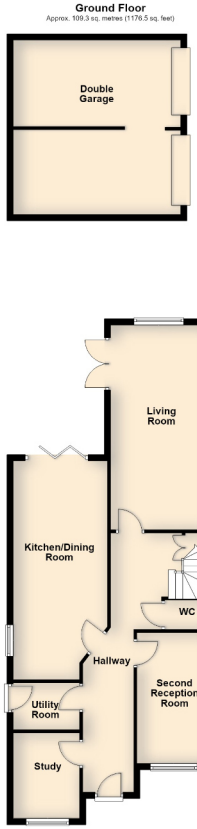
The fantastic sized main bedroom overlooks the rear garden, and boasts charming, raked ceilings, multiple built-in wardrobes and drawer units and a modern en-suite shower room. The shower room comprises ceramic floor and wall tiling, a large shower cubicle, a pedestal wash hand basin and a low-level WC.

The bathroom features ceramic floor and wall tiling, a heated towel rail and a white four-piece suite to include a panel enclosed bath, a shower cubicle, a pedestal wash hand basin and a low-level WC.

Positioned within a desirable cul-de-sac, the property is neatly set back from the road. The property occupies a neat and attractive frontage with mature plantings, and a pathway leads to the front door. To the rear of the property is the double garage and parking for two cars.

The delightful south-east facing rear garden has been beautifully designed, enclosed by a charming red brick wall. The garden offers a good degree of privacy and features two paved patio areas, a well-kept lawn, and a host of well stocked planted borders.

Double garage with two manual up and over doors, power supply, lighting and loft storage with a built-in ladder. There is space for further off road parking within the garage for additional vehicles.



Total area: approx. 174.6 sq. metres (1879.2 sq. feet)





Living Room - 6.53m x 3.15m (21'5" x 10'4")

Second Reception Room - 4.17m x 2.36m (13'8" x 7'9")

Study - 2.67m x 2.08m (8'9" x 6'10")

Kitchen/Dining Room - 6.98m x 3.02m (22'11" x 9'11")

Utility Room - 2.13m x 1.5m (7'0" x 4'11")

WC - 1.52m x 0.84m (5'0" x 2'9")

Bedroom One - 6.58m x 3.2m (21'7" x 10'6") Max

En Suite - 2.08m x 1.65m (6'10" x 5'5") Max

Bedroom Two - 3.51m x 2.97m (11'6" x 9'9")

Bedroom Three - 3.38m x 2.95m (11'1" x 9'8")

Bedroom Four - 3.07m x 2.77m (10'1" x 9'1")

Bathroom - 2.59m x 2.11m (8'6" x 6'11")

Double Garage - 5.56m x 5.36m (18'3" x 17'7")

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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