



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## Cottage Retreat!

With a charming south-west facing cottage garden, a wealth of characterful features and a modernised interior, this three-bedroom period cottage offers the perfect blend of old and new!



Church Lane  
Husbands Bosworth  
LE17 6LS





Nestled down a country lane in the heart of Husband's Bosworth, the property benefits from being with a stone's throw of countryside walks, the church, local amenities and primary school. The property also benefits from its convenient commuter access to the A14 and M1, as well as being within driving distance of Market Harborough.

After undergoing renovations approximately 5 years ago, this beautifully presented home has benefitted from a re-wire, updated flooring, kitchen and bathroom, a new sunroom and interior modernisations throughout.

Entrance is gained through the cottage style front door into the charming living/dining room offering the perfect balance of characterful features and stairs rise up to the first floor.

Stunning living/dining room with LVT flooring, traditional style radiators, a dual aspect and a gorgeous open fireplace with brick hearth and rustic surround. There is a host of fitted storage units, deep skirting boards and a generous opening through into the sunroom.

Sunroom with herringbone flooring, a solid roof and a delightful view of the cottage garden with French doors leading out.

Truly impressive, open plan kitchen/dining room spanning the depth of the property with two feature windows, decorative tiled, Minton style flooring and a barn style rear door out to the garden. The fantastic space features an electric style log burner and space for a dining table and chairs.

The country style kitchen has been finished to a high standard with an array of shaker style units, a granite worktop with tiled splashbacks and brass trims and composite double Belfast sink. There is also an integrated fridge/freezer, dishwasher and a Rangemaster cooker (available by separate negotiation).



Stairs rise with a central fitted carpet runner, to the first-floor landing with a feature window overlooking the garden and stairs lead up to the attic room benefitting from currently being used as a third bedroom. The generous landing has been tastefully re-modelled creating a fantastic area with space for a small desk or seating ideal for reading, with access to the two bedrooms and family bathroom.

Two double bedrooms situated to the front elevation in excellent decorative order and boasting a wealth of charm, with the second bedroom enjoyed 'Sharps' fitted wardrobes.

Traditional style family bathroom finished to an exceptionally high set and are with access to the airing cupboard, herringbone LVT flooring, a fully height towel rail and tiled walls to dado height. There is a four-piece suite include a free-standing roll top bath with claw feet, an oversized shower enclosure, 'Burlington' wash hand basin and a low-level WC.



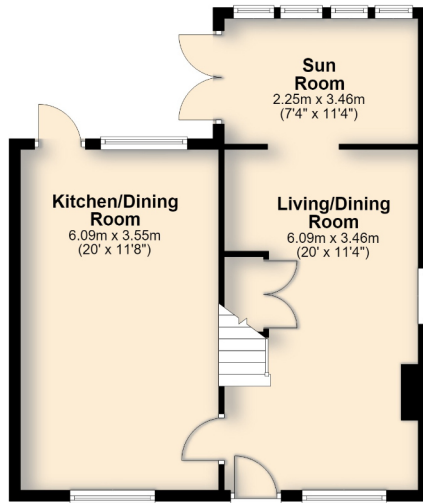
The attic room/ third bedroom benefits from a staircase rising to the second floor with a host of fitted storage cupboards, a Velux window and attractive vaulted ceilings.

The attractive double fronted, red brick period residence is set on Church Lane, boasting excellent curb appeal and side access to the rear garden.

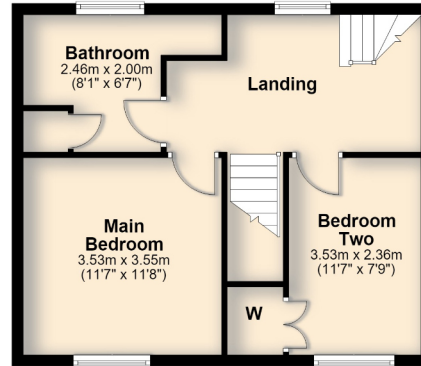
The beautiful South-west facing cottage garden offers a true hidden gem with its secluded aspect enclosed by a period brick wall and established plantings. This well-maintained garden has been beautifully kept, whilst offering a low maintenance design with block paving and planted borders positioned around the border. The garden offers a real sun trap, perfect for entertaining and dining.



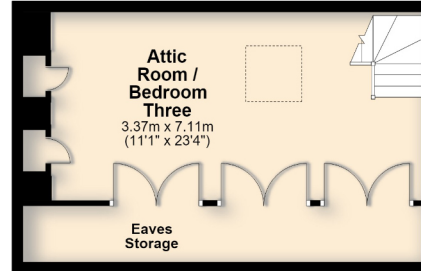
**Ground Floor**



**First Floor**



**Second Floor**



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



Henderson Connellan, 63 High Street,  
Market Harborough, LE16 7AF

01858 410400  
marketharboroughsales@hendersonconnellan.  
co.uk



hendersonconnellanmh