14 Marsh Drive
Husbands Bosworth
Lutterworth
LE17 6PU

£485,000



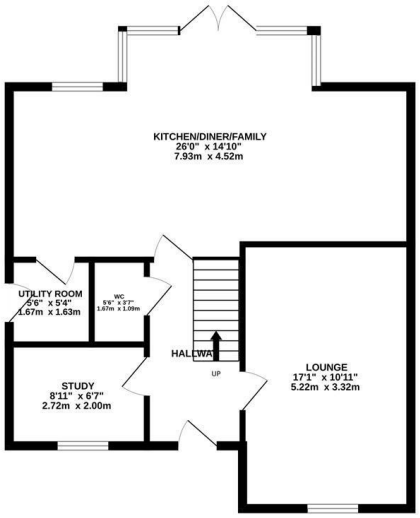


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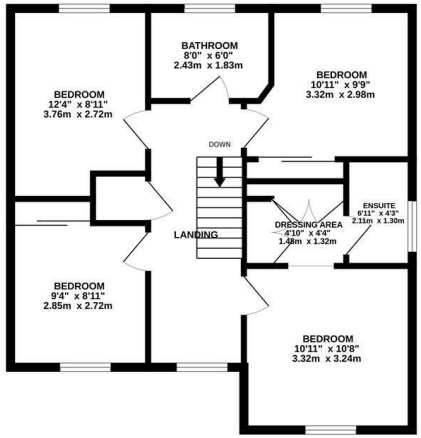
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# FLOOR PLANS

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.




1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.




TOTAL FLOOR AREA : 1345 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# AT A GLANCE...

- Light and airy lounge
- Open plan kitchen/diner/family room
- Four generously sized bedrooms
- Family bathroom and en-suite to principle bedroom
- Landscaped garden
- Off road parking and single garage




# WHAT'S GREAT?

Situated in the highly sought-after village of Husbands Bosworth, this beautifully presented four-bedroom detached family home on Marsh Drive offers spacious and versatile accommodation throughout.

The property is ideally suited to modern family living, featuring a stunning open-plan kitchen, dining and family room that forms the heart of the home, providing an excellent space for both everyday life and entertaining. The upgraded kitchen offers ample storage and workspace, while the dining and family areas enjoy plenty of natural light and direct access to the rear garden. You will also find a spacious living room, WC, utility room and home office.

The accommodation upstairs comprises four generously sized bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room and dressing area. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a private and enclosed rear garden, driveway parking and garage- offering additional storage and practicality.

Located within easy reach of local amenities, highly regarded schools and excellent transport links, this attractive detached home presents an outstanding opportunity for families seeking space, comfort and village living.

Further benefits include air conditioning to both floors and a stunning, upgraded kitchen which benefits from an induction hob. Viewings are advised to appreciate this fantastic home.

...expect excellence



# SELLER'S SECRET

Having bought the property from new, we have thoroughly enjoyed the house and its highly convenient, village location. It has been ideal for commuting and travel, offering straightforward access to both Lutterworth, Market Harborough, and Leicester, as well as efficient links to London. We have invested in high-specification upgrades throughout the home, including a modernised kitchen with an induction hob. A key feature is the climate-controlled air conditioning to both floors, which provides efficient cooling in the summer and heating in the winter. We are confident the new owners will appreciate the comfort and quality these additions bring.





## Why we like it....

This fantastic property is offered in beautiful condition throughout, is high specification and is one not to be missed! Viewings are strongly advised to appreciate this great home, vast space and desirable location.

## To buy or not to buy....

OSCAR JAMES

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