ADAMS & JONES

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Service without compromise

1a, High Street, Husbands Bosworth, LE17 6LJ









£1,250 Per Month

An extremely deceptive and well presented three storey village house offering great sized accommodation throughout, all within walking distance of superb village amenities. The property is conveniently placed for major road and rail links, in between the market towns of Market Harborough and Lutterworth. The accommodation briefly comprises: Entrance hall, lounge, kitchen/diner, utility, downstairs WC, four double bedrooms, two of which are en-suite and a family bathroom. Outside and to the rear is a low maintenance courtyard style garden and two off road parking spaces.

The property is offered unfurnished and available immediately.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall
Accessed via a UPVC front door. Door to: Lounge. Stairs rising to: First floor. Laminate wooden flooring. Radiator.

Lounge 14'5" x 12'9" (4.40 x 3.90)
UPVC Double glazed window to front aspect. TV and telephone point. Laminate wooden flooring. Radiator. Door through to: Kitchen/Diner

Kitchen/Diner 11'9" x 11'9" (3.60 x 3.60)



Comprising: A selection of fitted base and wall units with laminate worktop over. Single bowl stainless steel sink with drainer. Space for freestanding fridge/freezer, with a further space and plumbing for freestanding dishwasher. Single fan assisted electric oven, four ring electric hob over and extractor above. UPVC double glazed 'French' doors and window to rear aspect. Vinyl tile flooring. Radiator. Door to: Utility room.

Utility Room 8'2" x 3'10" (2.50 x 1.19)



Fitted base unit with worktop over. Space and plumbing for washing machine. UPVC double glazed window to rear aspect. Vinyl tile flooring. Door through to: Downstairs WC.

WC



Comprising: low level WC and wash hand basin. Vinyl tile flooring. Radiator.

First Floor Landing



Doors off to: Bedrooms and bathroom. UPVC double glazed window to front aspect. Radiator. Stairs rising to: Second floor.

Bedroom Three 12'1" x 9'9" (3.70 x 2.99)



UPVC double glazed window to front aspect. Double in-built wardrobe. Radiator.

Bedroom Four 11'9" x 9'0" (3.60 x 2.76)
UPVC double glazed window to rear aspect. Double in-built wardrobe. Radiator.

Bathroom 6'10" x 6'8" (2.10 x 2.04)



Comprising: Panelled bath with mixer tap shower over, low level WC and pedestal wash hand basin.UPVC double glazed window to rear aspect. Tiled flooring. Radiator.

Second Floor Landing
Doors off to: Bedrooms.

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Bedroom One 14'9" x 10'2" (4.51 x 3.11)



UPVC double glazed window to front aspect. 'Velux' window to ceiling. Double built-in wardrobe. TV point. Radiator. Door through to: En-Suite.

Master En-Suite Shower Room 7'3" x 5'6" (2.22 x 1.69)



Single shower enclosure, low level WC and wash hand basin. UPVC double glazed window to front aspect. 'Velux' window to ceiling. Tiled flooring. Radiator.

Bedroom Two 13'5" x 11'8" (4.11 x 3.57)



UPVC double glazed window to rear aspect. 'Velux' window to ceiling. Double built-in wardrobe. Radiator. Door through to: En-Suite.

Bedroom Two En-Suite Shower Room 6'4" x 6'3" (1.95 x 1.91)



Comprising: Single shower enclosure, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Tiled flooring. Radiator.

Outside



To the rear of the property is a low maintenance courtyard style garden, enclosed by wooden picket fencing. There are two off road parking spaces located directly behind the garden and can be accessed by a pedestrian gate.

Rear Aspect



Additional Information

Council tax band D
Deposit based on £1250 rent per calendar month amounting to £1442
Holding deposit of £288

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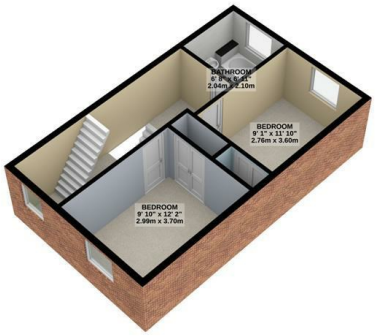
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Floor Plan

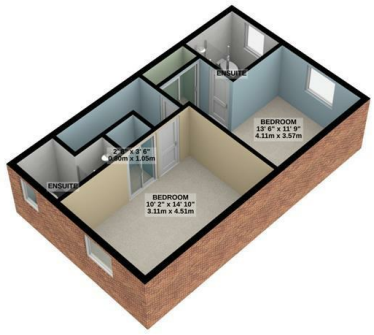
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Area Map



Energy Efficiency Graph

