

JAMES
SELICKS

High Street

HUSBANDS BOSWORTH, LUTTERWORTH



Situated in the Conservation Area of the ever-popular village of Husbands Bosworth, this delightful period home offers an abundance of character alongside generous and versatile living space. Blending traditional features with practical modern living, the property enjoys a particularly attractive setting, boasting a beautiful large and private garden, offering scope for expansion and providing a green haven for outdoor family living. Being within this well-served south Leicestershire village, it's ideally placed for access to Market Harborough and surrounding countryside.

Characterful period home on the High Street • Sought-after village location with excellent amenities • Two reception rooms plus conservatory • Spacious kitchen/breakfast room • Light-filled conservatory overlooking the garden • Three well-proportioned bedrooms • First floor office/study space • Attractive period features including exposed beams and fireplaces • Large, beautifully established and deep south facing rear garden • On-street frontage with charming kerb appeal

Accommodation

Throughout, the home presents a warm and inviting atmosphere. The ground floor offers a welcoming and well-balanced layout, ideal for both everyday living and entertaining. A spacious sitting room provides a comfortable main reception space, complemented by a separate snug for more relaxed use.

To the rear, the kitchen/breakfast room forms the heart of the home, offering ample space for dining and fitted with a range of units, while retaining a traditional feel. The adjoining conservatory is a particular highlight, flooded with natural light and providing a seamless connection to the garden, creating an ideal space for enjoying the surroundings throughout the year.

Upstairs, the property continues to impress with three well-sized bedrooms, each offering a pleasant outlook and retaining elements of the home's character. A useful office space provides flexibility for home working or study. The family bathroom is well-appointed and serves the accommodation comfortably, as reflected in the internal imagery.

Outside

The front elevation sits attractively along the High Street, showcasing the home's period charm with its traditional façade and direct street frontage. To the rear, the property enjoys a beautifully mature and well-established garden, offering a high degree of privacy and a wonderful sense of space. A paved terrace provides the perfect spot for outdoor dining, leading onto a generous lawn interspersed with trees, planting and a greenhouse, creating a picturesque and tranquil setting.

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 c1800

Conservation Area: Yes – Husbands Bosworth

Tax Band: D

Services: The property is offered to the market with all mains services and oil-fired central heating.

Loft: Boarded, insulated with lighting

Meters: Electric smart meter

Broadband delivered to the property: FTTC (81 mbps)

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Number 24 High Street has a right of access to the rear of their property via the garden of number 26, for maintenance only. The property also has a right of access over the alley owned by number 28.

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Planning issues: None our clients are aware of

Satnav Information

The property's postcode is LE17 6LH, and house number 26.

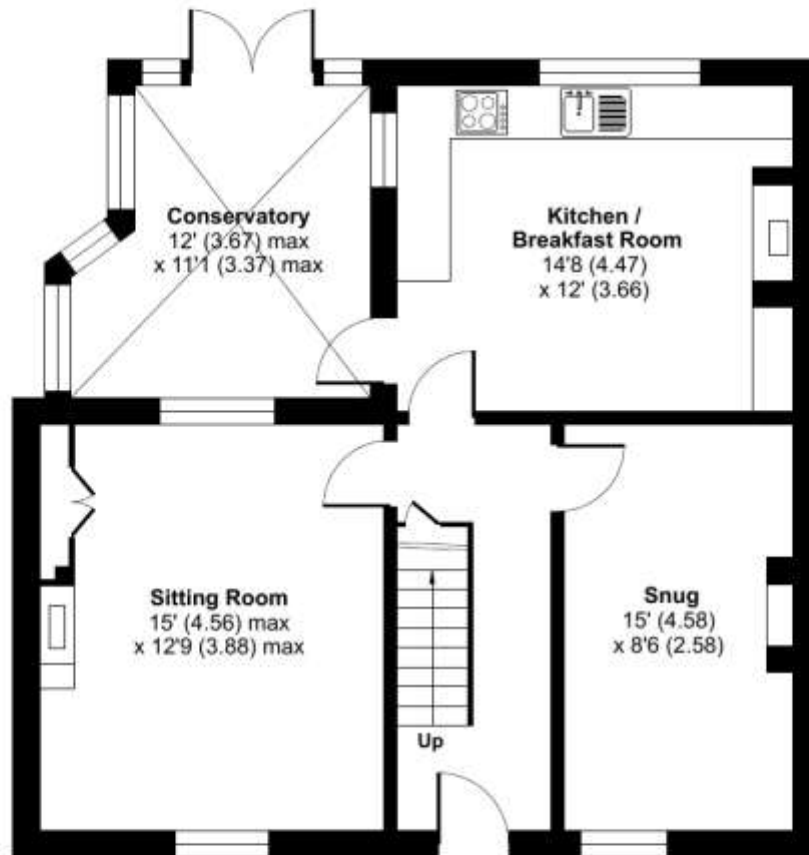




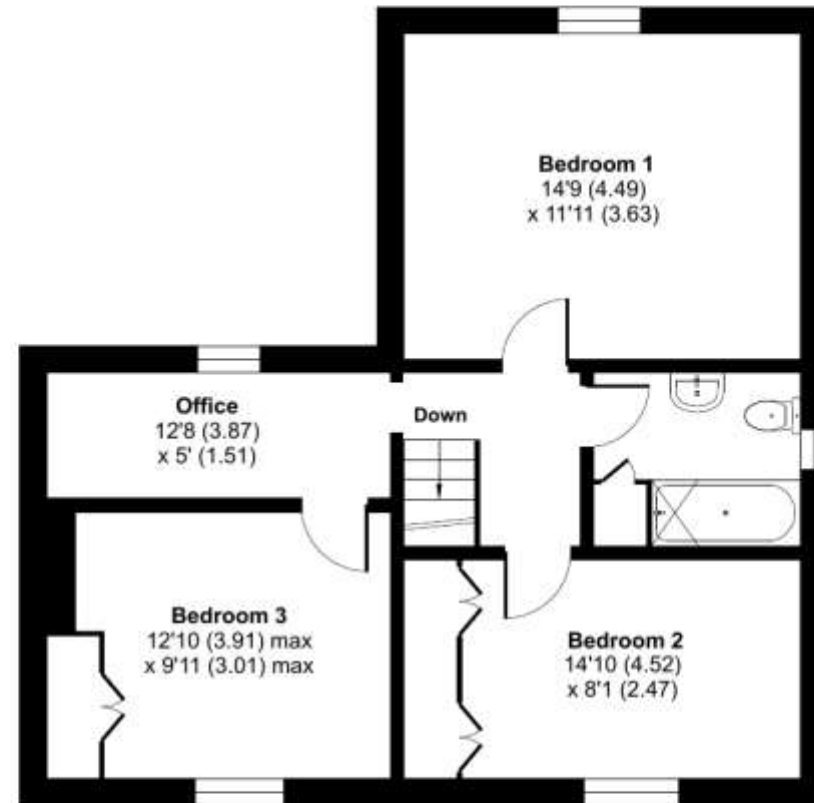
High Street, Husbands Bosworth, Lutterworth, LE17

Approximate Area = 1342 sq ft / 124.6 sq m

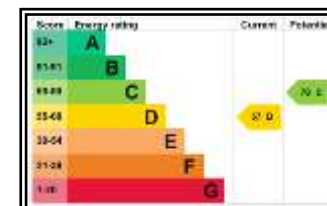
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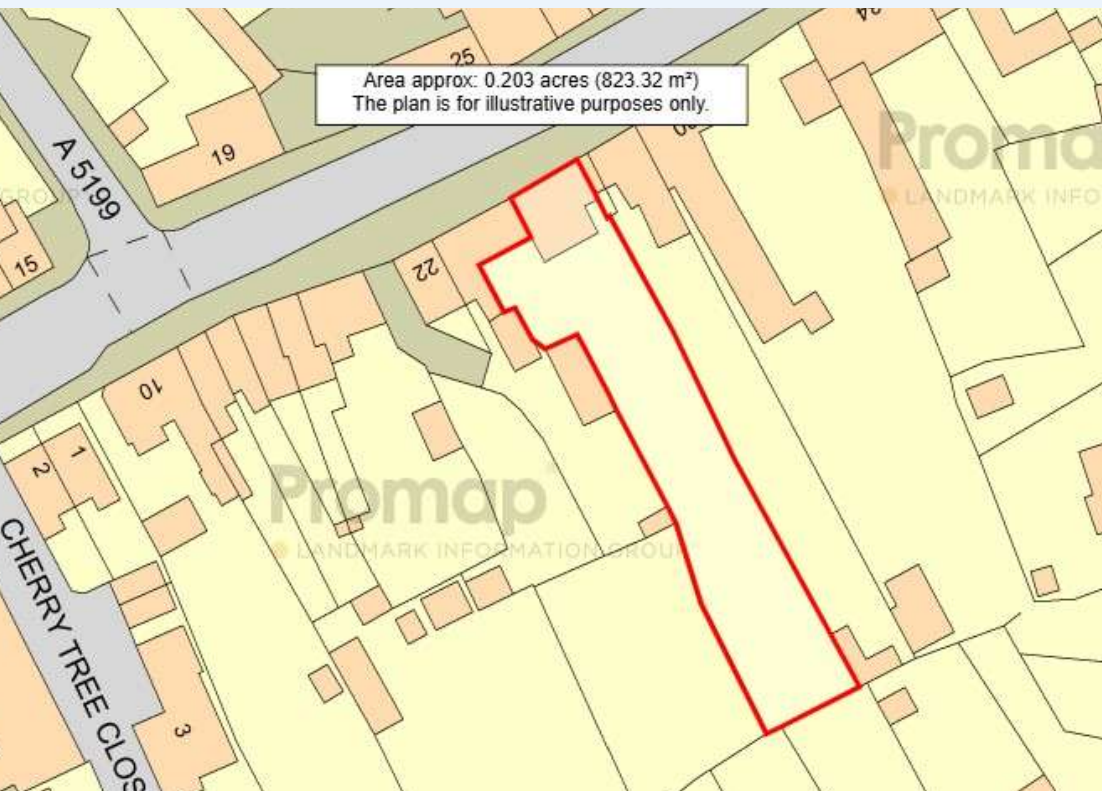


GROUND FLOOR



FIRST FLOOR





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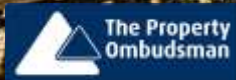
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Measures and Other Information

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.



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