



## 8 Bell Lane, Husbands Bosworth

In Excess of **£175,000**



Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## 8 Bell Lane

Husbands Bosworth, Lutterworth

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 3 Bedroom semi detached village property
- Fitted kitchen with appliances
- 1 Reception room
- Gardens to front and rear
- Family bathroom to 1st floor
- Main bedroom with WC to 2nd floor
- Desirable village location with excellent transport links to M1 and M6
- Excellent 1st time buyer / investment property







## Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

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**Disclaimer:**

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

**Future Development & Planning:**

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.