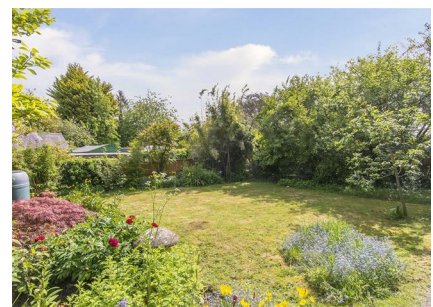




20 High Street, Husbands Bosworth, LE17 6LH



£465,000

Situated in the heart of Husbands Bosworth on the High Street, this exquisite four-bedroom Georgian cottage presents a remarkable opportunity for those seeking a blend of historical charm and modern comfort. The current owners have lovingly renovated the property, ensuring that its character shines through while providing contemporary conveniences. Upon entering, you are greeted by a welcoming reception hall featuring a stunning inglenook fireplace, setting the tone for the warmth and charm that permeates the home. The spacious sitting room boasts a delightful woodburning stove, perfect for cosy evenings, and seamlessly flows into a lovely sunroom that invites natural light and offers picturesque views of the garden. The kitchen is a true highlight, fitted with elegant wooden cabinets and granite surfaces, providing both style and functionality. It conveniently opens into an extended utility area and cloakroom, enhancing the practicality of the space. The first floor accommodates two generous double bedrooms, complemented by a well-appointed bathroom featuring dual wash hand basins and a shower over the bath. Ascending to the second floor, you will discover two additional double bedrooms, one of which benefits from an en-suite shower room, offering privacy and comfort. The south-facing garden is a mature oasis, predominantly laid to lawn and adorned with several patio seating areas, ideal for outdoor entertaining or simply enjoying the tranquil surroundings. Additionally, the property includes a detached garage and parking for one vehicle, adding to its appeal. This charming cottage is brimming with character and offers a unique opportunity to own a piece of history in a picturesque village setting. It is a must-see for anyone looking to embrace the charm of rural living while enjoying modern amenities.

Service without compromise

Dining Room 11'11" x 12'4" (3.63m x 3.76m)



Enter the property via a wooden door to where you will come to find out the immense character this property holds. With a cast iron column radiator, a brick inglenook fire place with an oak beam mantle and limestone hearth, original ceiling beams, this home is sure to impress. Stairs rise to the first floor landing. This room is currently being used as a snug but could easily be used as a dining room.

Kitchen 14'2" x 7'11" (4.32m x 2.41m)



The kitchen is fitted with bespoke hand built wooden cabinets with granite work surfaces, Belfast sink with mixer taps, AEG oven, electric hob and extractor fan. There is a window to the rear that overlooks the well maintained garden. A wooden stable door gives access to the utility room. There is an attractive hand made stained glass window to the rear aspect - a gorgeous feature of this room. Quarry tiles throughout and a vertical radiator.

Kitchen (Photo Two)



Sitting Room 20'3" x 11'11" (6.17m x 3.63m)



The spacious sitting room has a window to the front aspect allowing natural light to flow freely into this space. There is a fireplace with a 'Morso' wood burning stove with an oak mantle over - a true focal point of this room. Original ceiling beams.

Sitting Room (Photo Two)



Sunroom 9'7" x 8'3" (2.92m x 2.51m)



With lovely views over the tranquil garden, this space has ceramic floor tiling throughout and a door that opens out to the garden. An electric wall heater.

Utility Room



This extended utility room has a vaulted ceiling with attractive beams two Velux roof windows and a hand made stained glass window. There is ample room to hang your outdoor coats and boots, there is space for a washing machine, tumble dryer and a fridge freezer. Quarry tiled flooring throughout and a wooden stable door gives access to the outside.

Cloakroom



Fitted with a low-level W/C and a pedestal hand wash basin. Quarry tiled flooring throughout and a store cupboard.

First Floor Landing



Column radiator and a window to the rear aspect . Stairs rise to the second floor.

Bedroom Four 12'0" x 11'7" (3.66m x 3.53m)



A double bedroom with a window to the front aspect. Modern column radiator and a store cupboard.

Bedroom Four (Photo Two)



Bedroom Three 8'1" x 12'0" (2.46m x 3.66m)



A double bedroom with a window to the front aspect. Modern column radiator and a store cupboard.

Bathroom 7'9" x 7'6" (2.36m x 2.29m)



Fitted with a low-level W/C, dual hand wash basin set onto a bespoke drawer unit, bath with shower plus side screen and chrome heated towel rail. Mosaic luxury vinyl flooring and a stained glass window to the rear aspect.

Bathroom (Photo Two)



Second Floor Landing



Bedroom One 20'3" x 12'9" (6.17m x 3.89m)

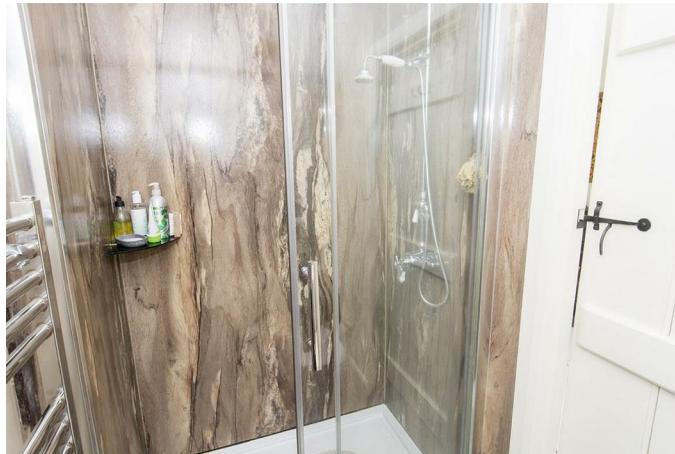


This generous double bedroom has a dual aspect windows to the front and rear aspect. Built in wardrobes and a modern column radiator .

Bedroom One (Photo Two)



En-Suite (Photo Two)



En-Suite 3'10" x 6'11" (1.17m x 2.11m)



Fitted with a low-level W/C, circular wash hand basin set onto a cupboard, large shower enclosure with dual shower heads & water proof panelling. Chrome heated towel rail.

Bedroom Two



Bedroom Two (Photo Two)





Garden



The walled garden is laid to lawn and is surrounded by mature trees and shrubs. There are two patio seating areas to enjoy summer all year round.

Garden (Photo Two)



Garden (Photo Three)



Log Store

There is gated access to the drive and a bin storage area.

Garage 19'8" x 10'7" (5.99m x 3.23m)

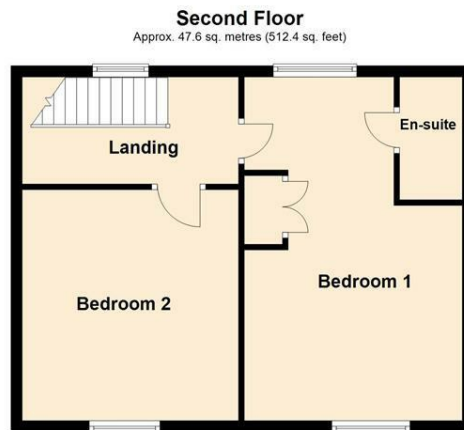
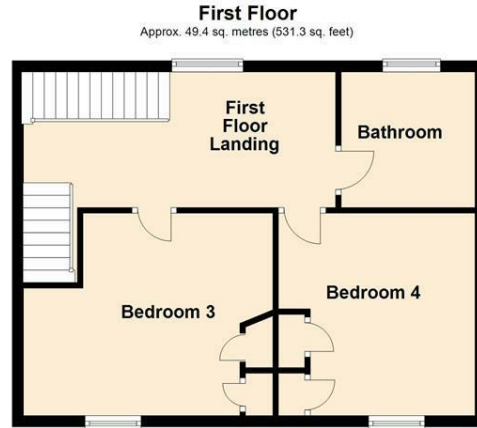


The garage can be accessed via double wooden doors to the front. There is a side door that leads into the garden.

Note For Prospective Buyers

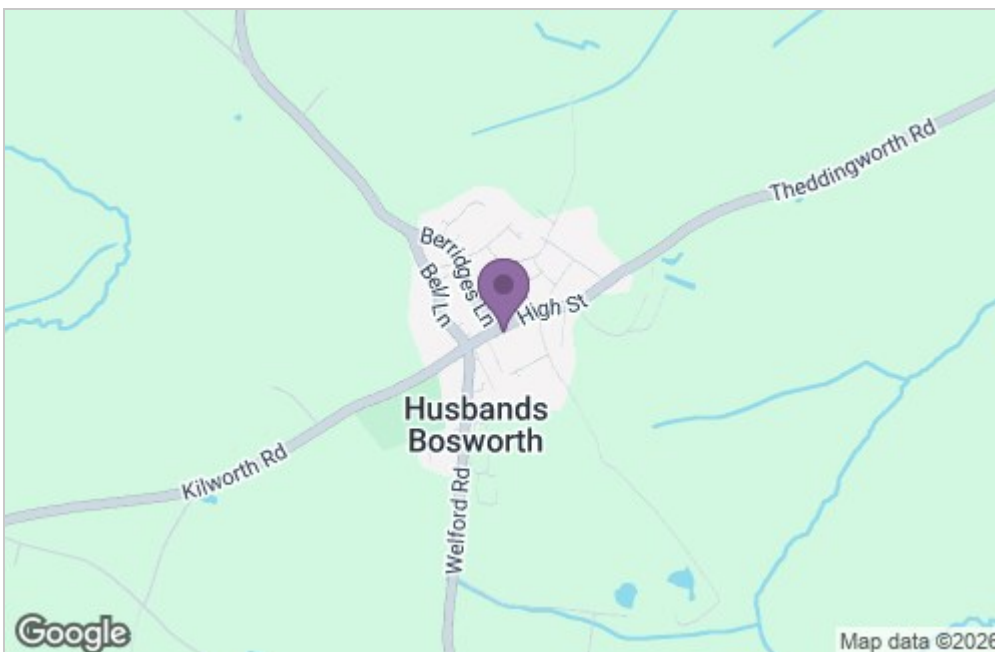
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

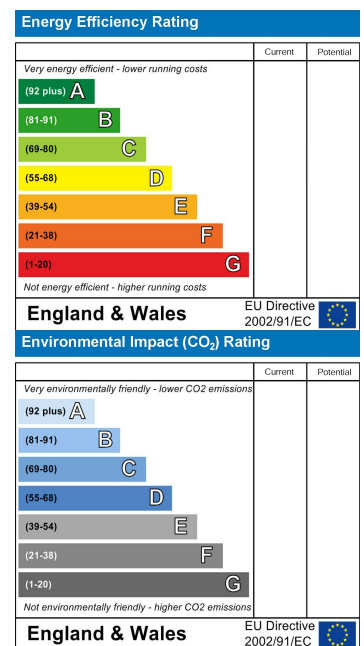


Total area: approx. 166.7 sq. metres (1794.5 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise