

8 Ashacre Close  
Husbands Bosworth  
LE17 6FL

£375,000



OSCAR JAMES

...expect excellence



## WHAT'S GREAT?

Situated in the charming cul-de-sac of Ashacre Close, Husbands Bosworth, this beautifully presented three-bedroom detached home offers an ideal blend of comfort and style. With its double-fronted façade, the property boasts significant curb appeal and is the ideal picturesque home.

Upon entering, you are greeted by two spacious reception rooms, including a front-to-back lounge that invites natural light and warmth. The well-appointed kitchen/ dining room is perfect for family gatherings and entertaining, while a separate utility room and guest WC add to the convenience of modern living. From the kitchen, you have direct access to the private rear garden, which is designed for low maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep.

The first floor features three generously sized bedrooms, with the master bedroom benefiting from a brand new en-suite bathroom, providing a touch of luxury. A separate family bathroom serves the other two bedrooms, ensuring ample facilities for family and guests alike.

For those with vehicles, the property offers off-road parking for up to three cars and a garage,

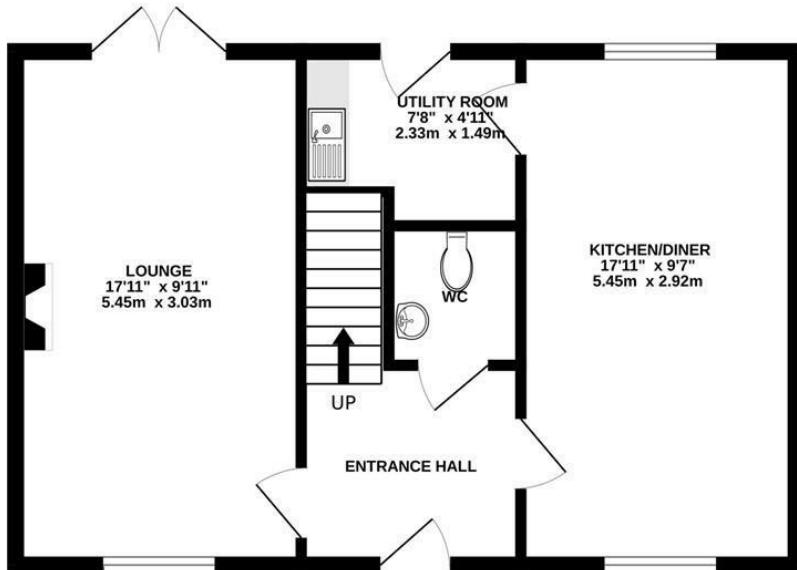
a valuable asset in this desirable village location.

This home is perfect for families or professionals seeking a peaceful yet connected lifestyle, it is a stones throw from local village amenities and a short drive to the M1. With its attractive features and thoughtful layout, this property is not to be missed.

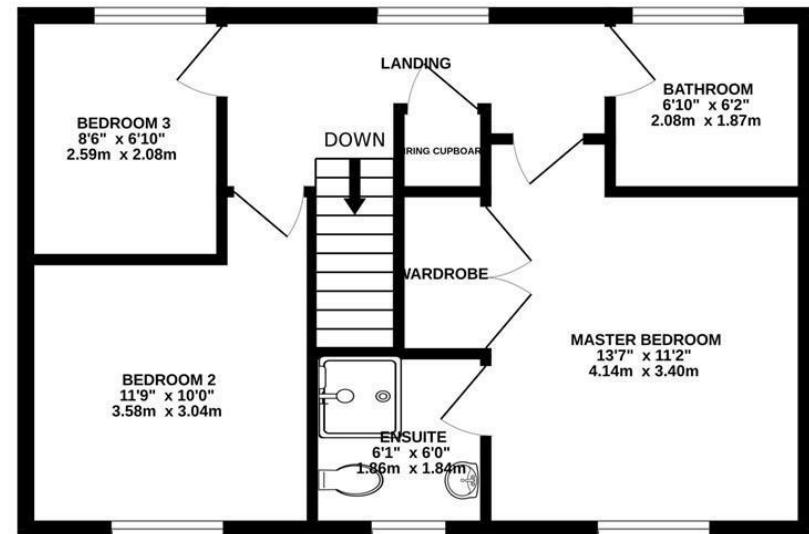
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# Floor Plan

GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



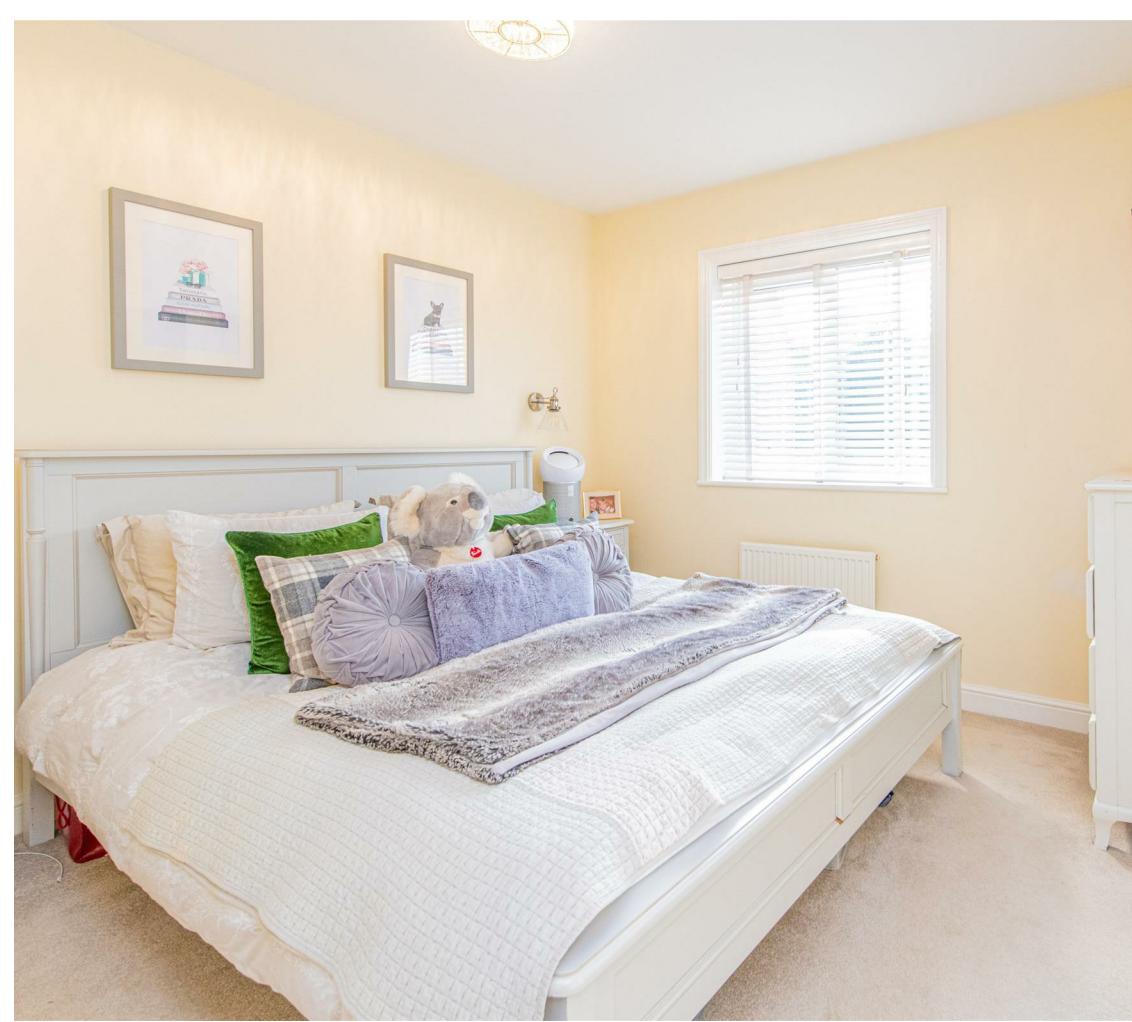
1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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...



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custom 2



custom 3



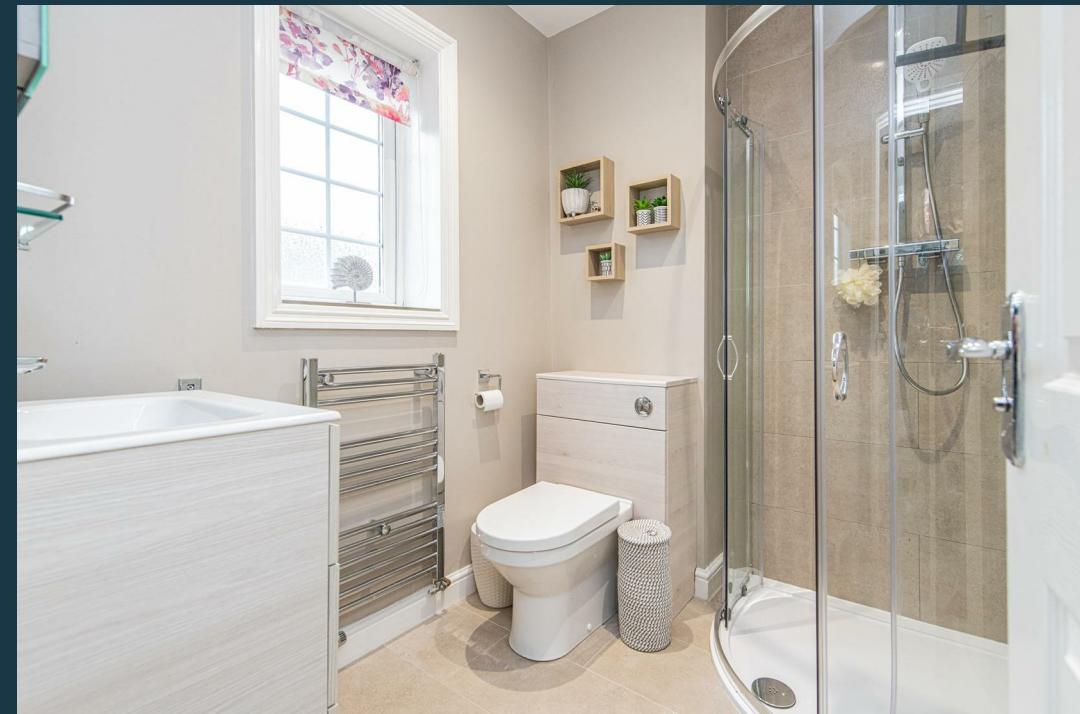
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custom 5



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## SELLER'S SECRET

Lovely family home, ideally situated in the ever popular village of Husbands Bosworth. The area offers good local schools and amenities.



*why we like it....*

Offering spacious accommodation, garage and off road parking. Further benefits include a newly fitted en-suite. Viewings are advised to appreciate this fabulous home.

*To buy or not to buy....*

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**OSCAR JAMES**

7 St Marys Road | Market Harborough | LE16  
7DS

01858 458 458

[www.oscar-james.com](http://www.oscar-james.com)