

## 4 Church Street, Husbands Bosworth, LE17 6LU



**£550,000**

Nestled in a serene corner of the charming village of Husbands Bosworth this delightful detached bungalow offers a perfect blend of comfort and style. With two spacious double bedrooms, including a main bedroom with an ensuite, this property is ideal for those seeking a peaceful retreat. Upon entering, you are welcomed by a light-filled entrance hall that leads to a well-appointed laundry room and WC. The spacious lounge, featuring a cosy woodburning stove, provides an inviting space for relaxation and gatherings. The heart of the home is undoubtedly the dining kitchen, which boasts a central island and modern fitted appliances. This area seamlessly flows into an oak-framed dining room, where French doors open to reveal a beautifully planted garden, perfect for enjoying the tranquil views over the Church. In addition to the ensuite, the bungalow includes a family shower room, ensuring convenience for both residents and guests. The walled garden is a true highlight, offering a peaceful outdoor space to unwind and enjoy the surrounding nature. For those with vehicles, the property features a garage with a personal door leading to the garden, along with ample off-road parking on the drive. With no upward chain, this bungalow is ready for you to move in and make it your own. This is a rare opportunity to acquire a lovely home in a sought-after location, making it a must-see for prospective buyers.

*Service without compromise*

## Open Entrance Porch

## Reception Hall



Enter into the property via a wooden door. The spacious hall benefits from a large double storage cupboard. Two radiators and a window through to the garden room.

## Lounge/Diner 25'2" x 16'4" (7.67m x 4.98m)



With three windows to the side aspects and two windows to the front aspect, the sunny room is truly the heart of the home. Two double panelled radiators. The true focal point of this room is the wood burning stove within a brick fireplace, stone hearth and a timber railway sleeper mantle.

## Lounge Diner (Photo Two )



## Kitchen 13'0 x 16'2" (3.96m x 4.93m)



Fitted with an attractive range of matching units to base and eye levels with complimenting work top surfaces, tiled splash backs, bowl & a half sink with mixer taps electric hob plus oven with an extractor fan, built in dishwasher. Kitchen island with units including wine racks, a double panelled radiator. Wooden flooring throughout. Opening into the garden room.

Kitchen (Photo Two)



Garden Room (Photo Two)



Garden Room 9'9" x 19'5" (2.97m x 5.92m)



Cloakroom Utility 7'5" x 5'9" (2.26m x 1.75m)



The garden room is built around attractive oak beams, bi-folding doors open into the rear court yard, two Velux windows. Wooden flooring throughout with underfloor heating operated by a wall mounted panel.

Fitted with a back to wall W/C, hand wash basin set into a vanity unit, tumble dryer, washing machine and a storage cupboard. An opaque window to the rear aspect and a radiator. Ceramic floor tiling throughout.

Master Bedroom 16'3" x 15'6" (4.95m x 4.72m)



A double bedroom with a large picture window to the side aspect with views over the garden.. Fitted wardrobes and drawers.

Master Bedroom (Photo Two)



En-Suite 6'32 x 5'10" (1.83m x 1.78m)



Fitted with a low-level W/C, hand wash basin set into a vanity unit, walk-in shower with a glass partition and a chrome heated towel rail. Ceramic wall and floor tiling throughout. Wall panelling and an opaque window. Underfloor heating.

Bedroom Two 12'8" x 13'0 (3.86m x 3.96m)



A double bedroom with two windows to the rear aspect with views over the garden. Oak laminate flooring throughout. Loft access via a loft hatch. Fitted wardrobes.

Bedroom Two (Photo Two)



Bathroom (Photo Two)



Bathroom 9'7" x 6'4" (2.92m x 1.93m)



Fitted with a walk in shower with side screen, back to wall W/C, hand wash basin set into a vanity unit, heated towel rail and a built in airing cupboard. A window to the front aspect.

Garden

The rear garden can be accessed via gated side access. The beautifully landscaped garden has an array of mature planting, lawned & gravelled areas as well as various seating areas - great for entertaining guest and enjoying al fresco dining - a paved courtyard area, oil tank, shed, greenhouse, external lighting and power. Personal door to the garage.

Garden (Photo Two)





## Garage



The garage has an electric door to the front, two windows to the rear, lighting, power and the wall mounted solar panel system. There is a personal door to the side.

### Note For Prospective Buyers

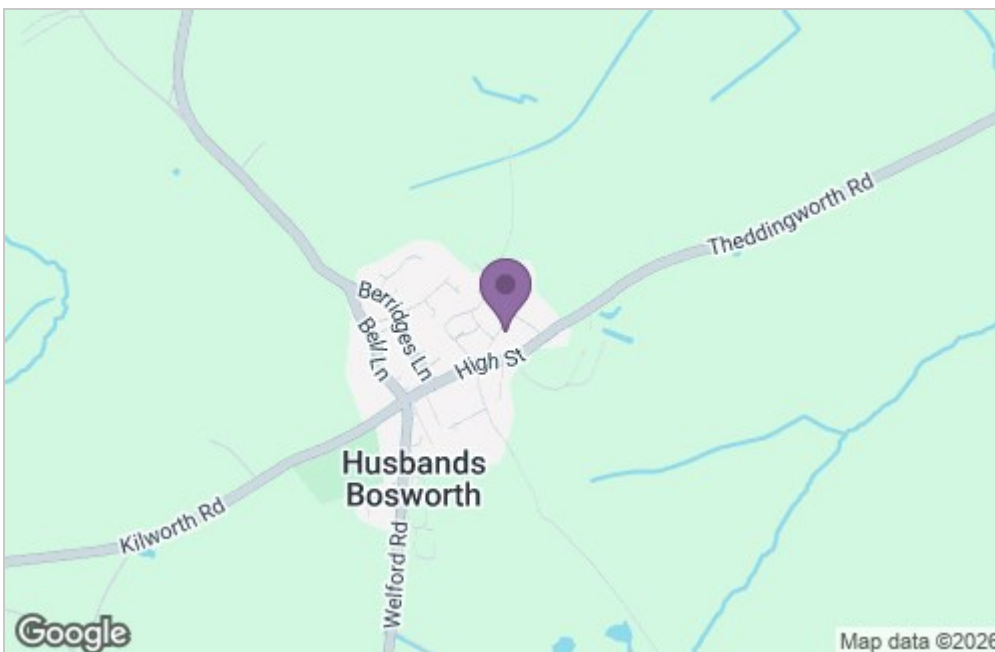
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

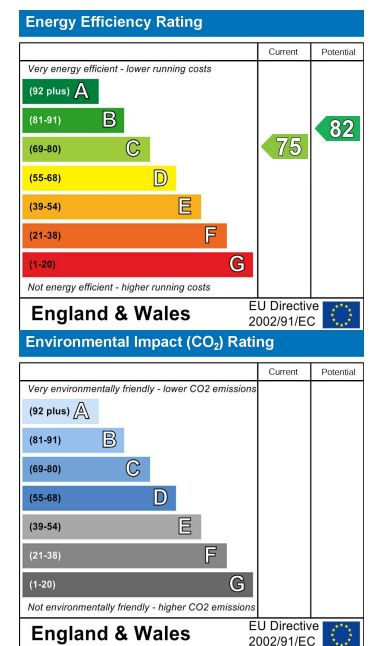


Total area: approx. 165.8 sq. metres (1785.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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