3 Mowsley Court
Mowsley Road
Husbands Bosworth
LE17 6LR

£195,000

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WHAT'S GREAT?

Occupying a sought-after position within the popular Mowsley Court community, this well-presented two-bedroom mews townhouse enjoys easy access to the heart of Husbands Bosworth, one of south Leicestershire's most desirable villages. Ideal for first-time purchasers and downsizers alike, it offers a stylish, low-maintenance home that is equally well suited as a convenient countryside base, with excellent connections by both road and rail.

This well-presented home offers a spacious open-plan living and dining room, creating a bright and versatile living space ideal for both relaxing and entertaining. The kitchen is fitted with an extensive range of wall and base units, providing excellent storage.

Upstairs, the property benefits from two generously sized double bedrooms. The landing offers a useful additional space- perfect for a desk or home office area. A built-in cupboard over the stairs also provides further practical storage.

The contemporary shower room is fitted with a modern white suite comprising a walk-in shower cubicle, WC, and wash hand basin, together with a fitted airing cupboard.

Outside, there is a paved patio and seating terrace, with a block-paved pathway leading to the canopied entrance door. You will also find communal garden area that is well-maintained and there is the benefit of allocated off road park. Viewings are advised to appreciate this fantastic home.

Although the property is leasehold, you will hold a share in the management company and be one of 14 parties participating in decisions relating to the development.

Tenure: Leasehold with a share of the Freehold and involvement in the lease
Freeholders: Mowsley Court Management Company Limited *buyer will own a share of the management company*
Lease Length: 999 years from 1st January 2001
Service charge: £80.00 per calendar month (as of 6th August 2025) to include building insurance. Service charge reviewed: Annually

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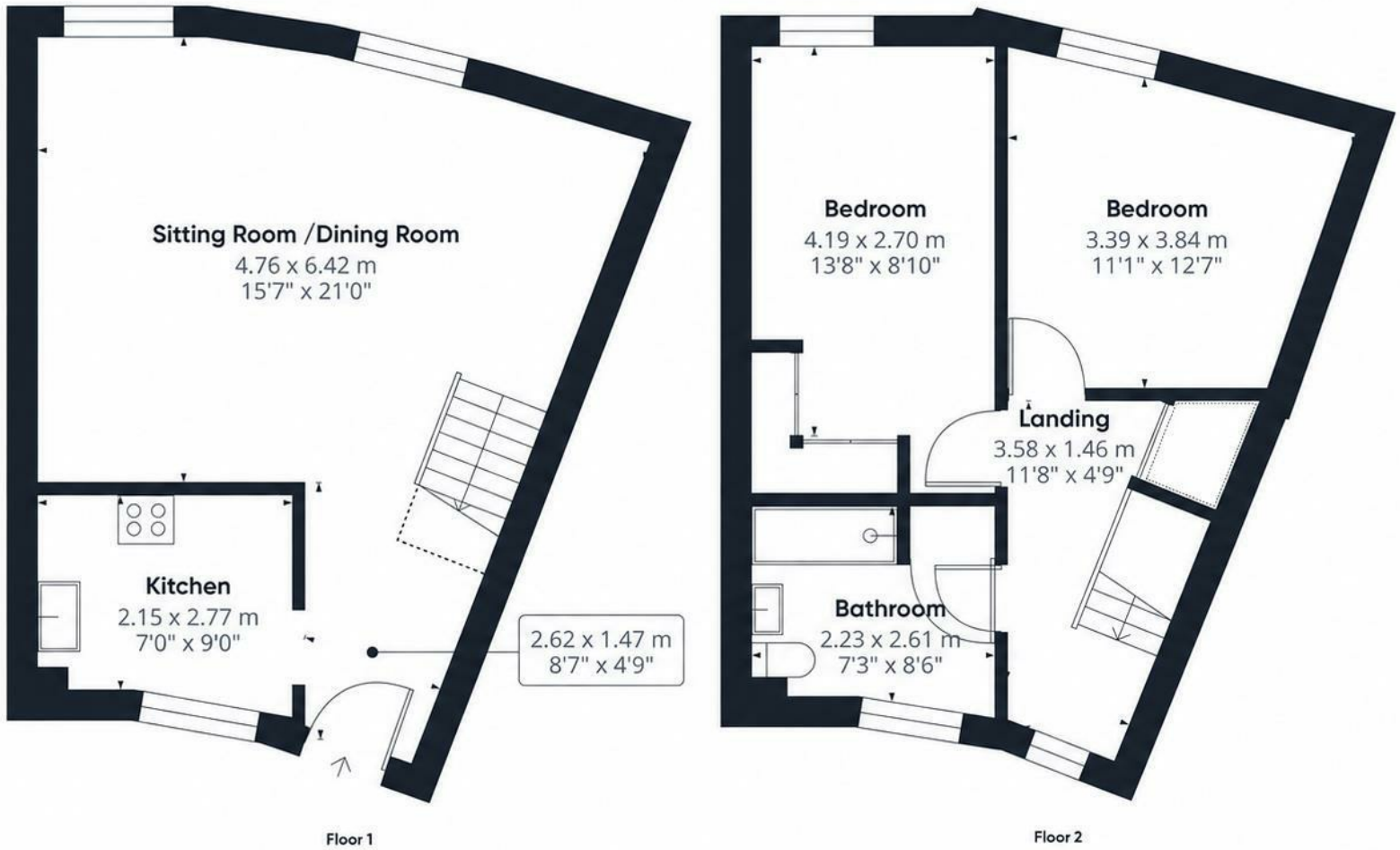
Floor Plan



Approximate total area(1)

71.9 m²

775 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

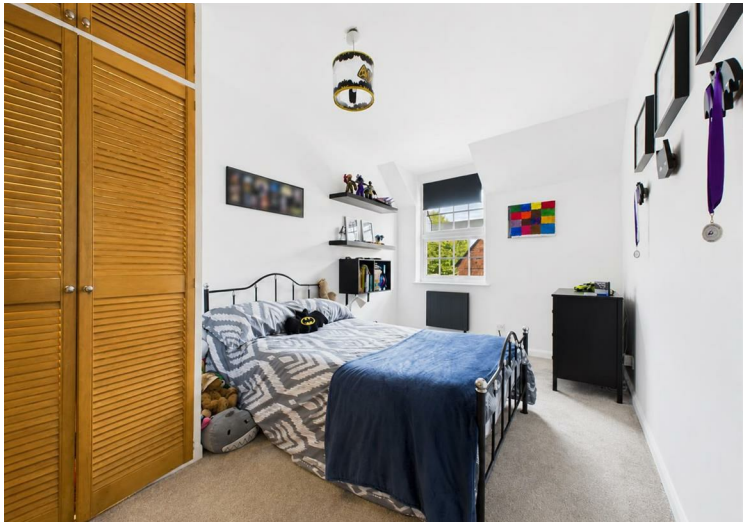
GIRAFFE360

At a glance...

- Spacious Living/ Dining Room
- Fitted Kitchen
- Two Double Bedroom
- Modern Shower Room
- Communal Garden
- Allocated Parking

SELLER'S SECRET

We have loved being a part of this wonderful community where the peaceful surroundings are complemented by the supportive courtyard, making it a lovely place to enjoy everyday life.



Why we like it....

Husbands Bosworth is a thriving and attractive village, offering a range of local amenities including a primary school, post office, shop, medical centre, church and public house. The area is particularly popular with buyers seeking convenient access to Market Harborough, Leicester and Lutterworth. Nearby rail connections at Market Harborough and Leicester provide direct access to London St Pancras in approximately one hour.

To buy or not to buy....

OSCAR JAMES

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