

## 13a Church Lane, Husbands Bosworth, LE17 6LS



**£259,950**

This superb three bedroom home offers a high specification interior to include a beautifully fitted kitchen, master en-suite, under floor heating to the ground floor powered by a high-efficiency air source heat pump and traditional central heating system to the first floor. It comprises entrance hall, WC, lounge, kitchen/diner, landing, three bedrooms, en-suite & bathroom. Outside, there is a south-west facing low maintenance garden with a gate leading directly out to its two parking spaces beyond. EPC rating B.

*Service without compromise*

## Entrance Hallway

Composite double glazed front entrance door. Travertine tiled floor with under floor heating.

## Ground Floor WC



Opaque double glazed window to side. White two piece comprising WC and wash hand basin. Tiled splash backs. Extractor fan. Travertine tiled floor with under floor heating.

## Lounge 17'5" x 11'3" (5.31 x 3.43)



17' 5" x 11' 3" plus stair recess (5.31m x 3.43m) Double glazed window to front. Under floor heating. TV point. Satellite point. Phone point. Under stairs storage cupboard. Spotlights to ceiling.

## (Lounge Photo Two)



## Kitchen Diner 14'5" x 9'7" (4.39 x 2.92)



14' 5" x 9' 7" (4.39m x 2.92m) Double glazed window to rear. Composite double glazed rear entrance door. Fitted with a range of wall and floor mounted kitchen units with roll edge worktops. Electric double oven. Electric ceramic hob. Extractor hood. Space and plumbing for washing machine. Space and plumbing for dishwasher (please note that the photo within these particulars shows the previously integrated dishwasher, but the freestanding dishwasher and washing machine can stay upon request). Integrated fridge freezer. Stainless steel sink. Spotlights to ceiling. TV point. Travertine tiled floor with under floor heating.

(Dining Area Photo)



Master En-Suite



**Landing**

Double glazed window to side. Loft access hatch. Airing cupboard. Spotlights to ceiling.

**Master Bedroom 10'11" x 10'3" (3.33 x 3.12)**



10' 11" x 10' 3" (3.33m x 3.12m) Double glazed window to front. TV point. Radiator.

Opaque double glazed window to front. White three piece suite comprising WC, wash hand basin and shower cubicle. Shaver point. Heated towel rail. Tiled splash backs. Tiled flooring. Spotlights to ceiling. Extractor fan.

**Bedroom Two 9'7" x 8'7" (2.92 x 2.62)**



9' 7" x 8' 7" (2.92m x 2.62m) Double glazed window to rear. TV point. Radiator.



## Bedroom Three 9'8" x 5'7" (2.95 x 1.70)



9' 8" x 5' 7" (2.95m x 1.70m) Double glazed window to rear. TV point. Radiator.

## Bathroom



White three piece suite comprising WC, wash hand basin and shower bath with built-in shower and glazed shower screen. Part tiled walls. Spotlights to ceiling. Heated towel rail. Extractor fan. Shaver point. Tiled flooring.

## (Location Photo One)



## (Location Photo Two)



## Rear Garden

Of a low maintenance design with paved patio. Gravelled area with timber sleeper edging. Pathway leading to rear entrance gate to parking.



## Parking



Two allocated spaces just beyond the rear garden in residents parking area.

## Central Heating System



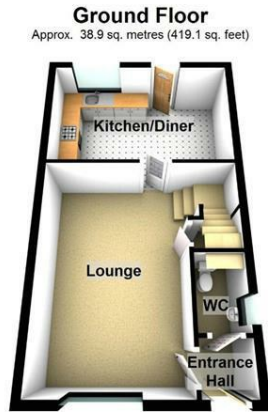
The property is centrally heated via a high efficiency electric air source heat pump.

## Energy Performance Certificate

### 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

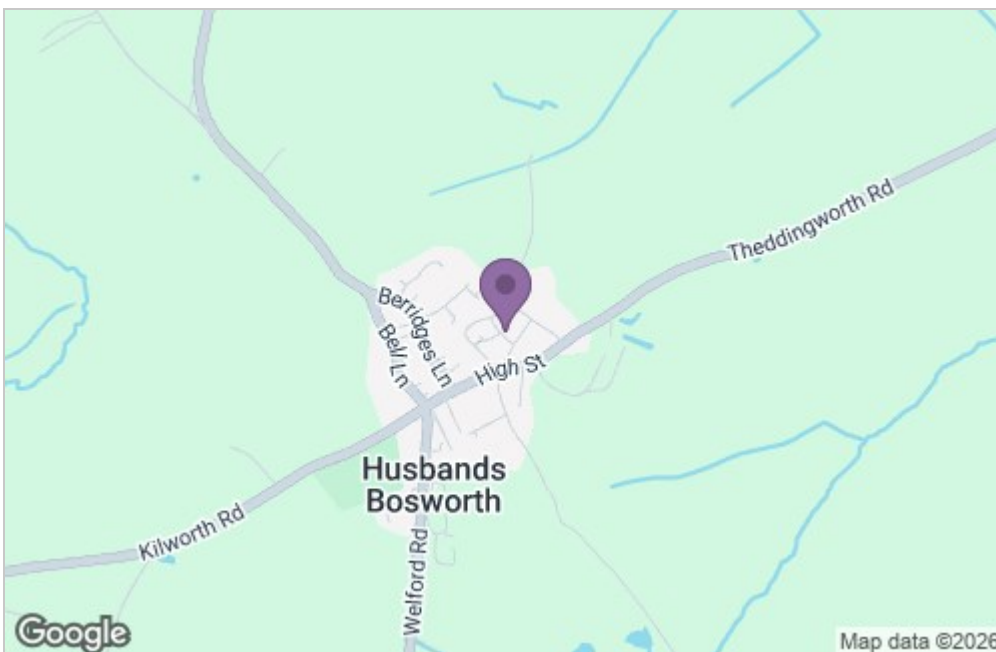


Total area: approx. 77.8 sq. metres (837.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

