



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"An Exclusive Opportunity!"

Situated in the heart of the pretty village of Husbands Bosworth within the rolling Leicestershire countryside, this impressive, detached residence is neatly tucked down an exclusive cul-de-sac and boasts generous proportions throughout, four double bedrooms, a southeast facing garden and a double garage!



Cherry Tree Close
Husbands Bosworth
LE17 6NB





Entrance through the composite front door into the porch area with access to the guest WC and garage and a door leading into the entrance hall.

Spacious entrance hall comprising engineered oak flooring and stairs flow up to the first-floor landing.

Exceptional living room of a great size and boasting a dual aspect with two side windows and French doors to the rear, flooding the space with natural light. A log burner with a brick hearth also provided a focal point to the room.

Formal dining room with two side windows and offering ample space for an eight-seater dining table and chairs.

Ground floor study with dual aspect windows injecting natural light, pretext for those working from home but also offering the potential to be utilised as a second reception room, playroom or music room.

Kitchen/breakfast room comprising ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, a Siemens electric double oven, an Electrolux four ring electric hob, a freestanding dishwasher and fridge/freezer (appliances included), ample space for a breakfast table and chairs, and a door through to the utility room.

Separate utility room with continued tiled flooring and fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, space for a washing machine and tumble dryer, and a door opens out to the side of the property.

Guest WC comprising vinyl tiled flooring and a white two-piece suite.

Integral double garage with two manual up and over doors, and benefitting from power, light and a boarded loft space.



Spacious first floor landing with a window and a Velux to the front elevation and access to the attic via a hatch. The entire first floor boasts a fantastic ceiling height creating a real sense of space.

Impressive main bedroom of a good size with a window overlooking the rear garden and a fantastic en suite shower room. The en suite has been updated in the past few years and features attractive vinyl flooring, metro tiled walls and a white three-piece suite.

Spacious second bedroom with triple windows injecting natural light and the benefit of another en suite shower room. The en suite comprises vinyl flooring, tiled walls, a Roca WC, a Roca wash hand basin and a shower enclosure with a fitted shower over.

Two further bedrooms, both of which are double in size.

Family bathroom comprising vinyl tiled flooring, ceramic tiled walls and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath and a separate shower composed with an electric shower over.



Neatly tucked away down the private drive the property features off road parking for three cars and access to the double garage. A timber gate opens up to the paved path leading to the front door, with planted borders on either side.

The south/southeast facing rear garden is a real sun trap and features a wraparound wall adding a relative degree of privacy, two patio areas providing ample space for seating, a well-maintained lawn area with a wraparound mature planted border, and a timber shed to the rear offering additional storage.

Living Room - 6.48m x 4.11m (21'3" x 13'6") max

Kitchen/Breakfast Room - 4.83m x 3.86m (15'10" x 12'8") max

Dining Room - 3.94m x 3m (12'11" x 9'10")

Study - 3.2m x 3.05m (10'6" x 10'0")

Utility - 3m x 1.73m (9'10" x 5'8")

WC - 2.44m x 1.14m (8'0" x 3'9")

Main Bedroom - 4.42m x 4.14m (14'6" x 13'7")

En Suite - 2.95m x 1.02m (9'8" x 3'4")

Bedroom Two - 4.09m x 3.53m (13'5" x 11'7") max

En Suite Two - 3.02m x 1.02m (9'11" x 3'4")

Bedroom Three - 3.84m x 2.79m (12'7" x 9'2")

Bedroom Four - 3.02m x 3m (9'11" x 9'10")

Bathroom - 2.74m x 2.31m (9'0" x 7'7")

Double Garage - 5.71m x 5.66m (18'9" x 18'7")



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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