

for sale

offers over **£220,000** Freehold



## Marsh Drive Husbands Bosworth Lutterworth LE17 6PU

Situated in the popular and desirable village of Husbands Bosworth in the heart of the rolling Leicestershire countryside, this 2 bedroom semi-detached bungalow offered with 30% discount.

- Energy Rating: C
- Semi-detached two-bedroom bungalow
- 100% freehold ownership
- 30% discounted price-Section 106 affordable housing

# Property Details

## Entrance Hall

A spacious hallway featuring a covered radiator and providing access to all areas of the accommodation.

## Living Room

Located to the rear of the property, this semi-open-plan living room benefits from patio doors opening onto the rear garden and offers direct access to the kitchen. Finished with wood-effect laminate flooring.

## Kitchen

Accessed from the living room and fitted with a range of contemporary, light-coloured wall and base units with wood-effect worktops. Appliances include a built-in oven with gas hob and extractor hood above, built-in microwave, and space for a fridge/freezer and washing machine.

## Bedroom 1

A double bedroom located to the front of the property.

## Bedroom 2

A versatile single or double bedroom, also situated at the front of the property.

## Bathroom

A good-sized bathroom comprising a bath with rainfall and mixer shower over, WC, and wash hand basin set within a vanity unit. Additional features include a heated towel rail, tiled flooring, tiled walls and splashbacks, and a fitted cabinet that is illuminated and heated and includes a shaver point.

## Outside

Backing onto open Leicestershire countryside, the rear garden is mainly laid to lawn and bordered by mature trees. Access is available from both the living room and the front of the property.

To the front, the garden is also predominantly laid to lawn with mature hedging, creating an attractive and welcoming approach.





To view this property please contact Connells on

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MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308364 - 0009

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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