



Connells

Butt Lane
Husbands Bosworth Lutterworth

Butt Lane Husbands Bosworth Lutterworth LE17 6LN

for sale offers over
£300,000



Property Description

LOCATION AND CHARACTER....

Situated in the popular and desirable village of Husbands Bosworth in the heart of the rolling Leicestershire countryside, this fantastic 3 bedroom family home includes; Ground Floor: Hallway, Living/Dining Room, Lounge, Kitchen.

First Floor: Three good size bedrooms and a bathroom.

Husbands Bosworth has superb local amenities that includes a village shop, pub, medical centre and highly regarded primary school. Excellent road links for the surrounding towns of Market Harborough and Lutterworth, M1 and A14 are ideal for commuters with links and stations into London within 55 minutes only a short drive away.

This property is also only a stones throw away from the well renowned Gliding Centre, one of the UK's most premier gliding clubs.

This lovely home offers well-proportioned living accommodation, low maintenance garden and scope for extension within a good size outbuilding with electricity and water supplies that would perfect as a gym, study space or a quiet, garden retreat.

Hallway

Living/Dining Room

17' 1" x 9' 7" (5.21m x 2.92m)

Good size lounge that could also be used as an additional bedroom if required.

Lounge

11' 3" x 19' 7" (3.43m x 5.97m)

Dining Room with ample space for additional seating.

Kitchen

11' 6" x 7' 4" (3.51m x 2.24m)

Landing

Bedroom One

7' 6" x 11' 1" (2.29m x 3.38m)

Good sized double room with a fitted wardrobes. Double glazed window to front aspect.

Bedroom Two

11' 9" x 14' 3" (3.58m x 4.34m)

Ideal children's room or study. Double glazed window to rear aspect.

Bedroom Three

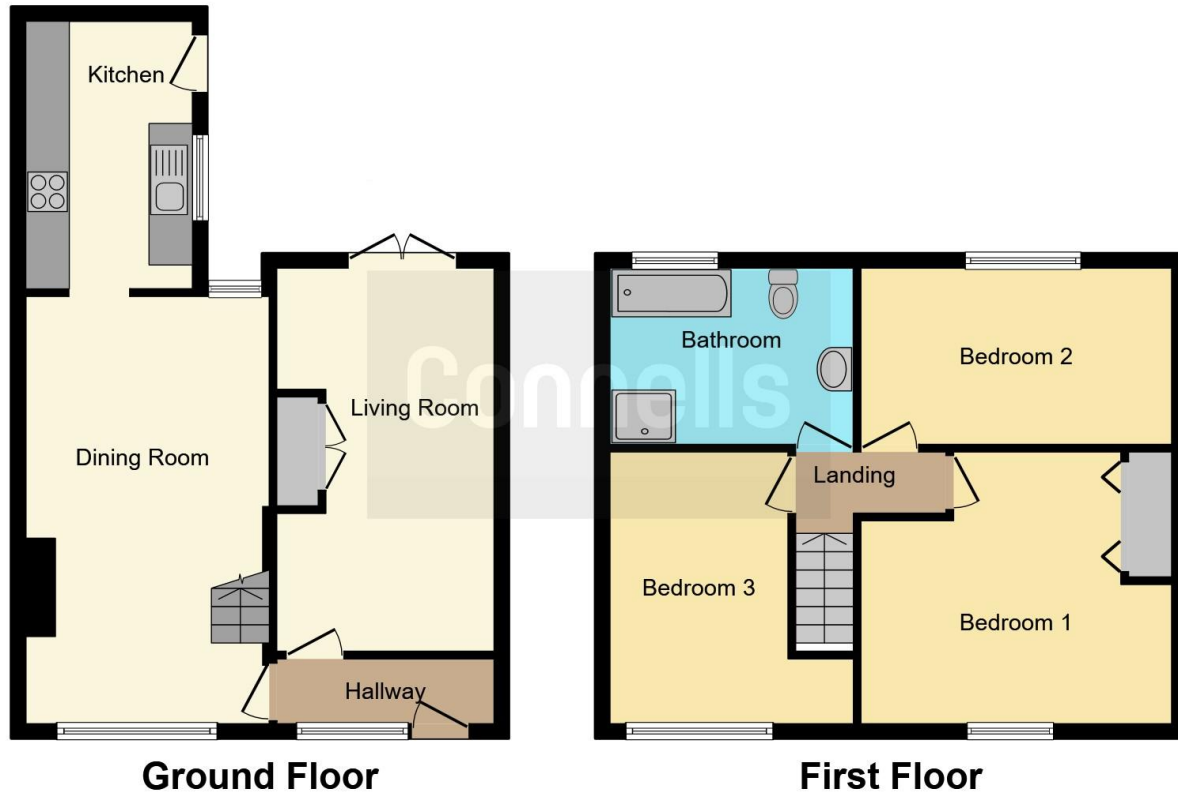
11' 7" x 6' 7" plus recess (3.53m x 2.01m plus recess)

Good sized double room. Double glazed window to front aspect.

Bathroom

A generously proportioned room with white low level WC, white basin, white bath with separate shower. Double glazed window to rear aspect.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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 MARKET HARBOROUGH LE16 7DS

EPC Rating: E Council Tax
 Band: D

view this property online connells.co.uk/Property/MKH308161

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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