

JAMES  
SELICKS



## Townend Close

HUSBANDS BOSWORTH, LUTTERWORTH

An exceptional four-bedroom detached family home extending to over 2,000 sq. ft (inc. garage), occupying a peaceful cul-de-sac position, with pleasant views to the front, within the highly sought-after village of Husbands Bosworth. This superb property offers spacious and versatile accommodation, centred around an impressive 30ft open plan dining kitchen, complemented by a generous sitting room, dedicated study, and four well-proportioned bedrooms including a principal suite with ensuite. With a detached double garage, private gardens, and thoughtfully designed living space throughout, this outstanding home is ideally suited to modern family life.

- Attractive detached family residence extending to approximately 2,024 sq. ft including garage
- Impressive 30ft open plan dining kitchen forming the heart of the home
- Generous dual-aspect sitting room with direct access to the garden
- Separate study, ideal for home working or flexible family use
- Principal bedroom benefitting from a private ensuite shower room
- Three further well-proportioned bedrooms and family bathroom
- Practical utility room and ground floor cloakroom
- Substantial detached double garage offering excellent storage or workshop potential
- Private rear garden ideal for entertaining and family enjoyment
- Situated in a quiet cul-de-sac within the highly desirable village of Husbands Bosworth

#### Accommodation

This exceptional detached family home offers beautifully arranged accommodation, combining generous proportions with a superb layout designed for modern family living. Occupying a peaceful cul-de-sac position within the highly desirable village of Husbands Bosworth, the property provides both versatility and an excellent flow throughout.

The ground floor is centred around an impressive open plan living dining kitchen measuring over 30ft in length, with stunning herringbone Karndean wood flooring forming the true heart of the home. This outstanding space is ideal for both everyday living and entertaining, featuring extensive Quartz preparation areas, island with Quartz breakfast bar with feature pendant lighting above. There is a one and a quarter undermounted sink, integrated Zanussi dishwasher, AEG fridge freezer, AEG double oven, grill and combination microwave. There is space for dining and seating, and direct access to the garden via double doors, and full height windows allow natural light to flood the room. Complementing this is a separate, generously proportioned sitting room, offering a more formal yet comfortable environment, also benefitting from garden access.

Further enhancing the ground floor is a dedicated study, ideal for home working or use as a playroom, together with a practical utility room providing additional storage and laundry space, and a conveniently located cloakroom. The welcoming entrance hall creates an excellent first impression and provides access to all principal ground floor rooms, reinforcing the property's well-considered layout.

To the first floor, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom is particularly impressive, benefitting from its own private ensuite shower room, creating a comfortable and secluded retreat. The remaining bedrooms are all generously sized and are served by a well-appointed family bathroom, making the property ideally suited to growing families.

#### Outside

Externally, the property continues to impress with a substantial detached garage measuring over 17ft by 16ft, offering excellent storage, workshop potential, or secure parking. In addition, there is access to an EV charging point. The gardens provide an ideal setting for outdoor entertaining and family enjoyment, while the overall plot enjoys a peaceful and private setting.

This superb home combines spacious open-plan living with practical family accommodation, all within a sought-after village location, offering an outstanding opportunity to acquire a high-quality family residence.





#### Location

Husbands Bosworth is a thriving, attractive village with many interesting period properties, offering a general store, medical centre, primary school, post office, parish Church and public house. The area is popular with buyers wanting convenient access to Market Harborough, Leicester and Lutterworth, and provides excellent communications via rail from Market Harborough and Rugby and Junction 20 of the M1 at Lutterworth. Leicester City Centre is some 12 miles distant offering a wider range of amenities normally associated with a large City Centre. Both Market Harborough and Leicester offer mainline rail connections to London St Pancras in approximately an hour.

**Tenure:** Freehold

**Local Authority:** Harborough District Council **Tax Band:** F

**Listed Status:** Not Listed

**Conservation Area:** No

**Built:** 2017 **NHBC Certificate:** Has the remainder of a NHBC Certificate until 2027

**Services:** The property is offered to the market with all mains services and gas LPG-fired central heating.

**Broadband delivered to the property:** FTTP

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Estate Management:** There is an annual estate charge of approximately £200 per annum (as of Feb 2026) to Meadfleet Limited for the upkeep of communal open spaces within the development.

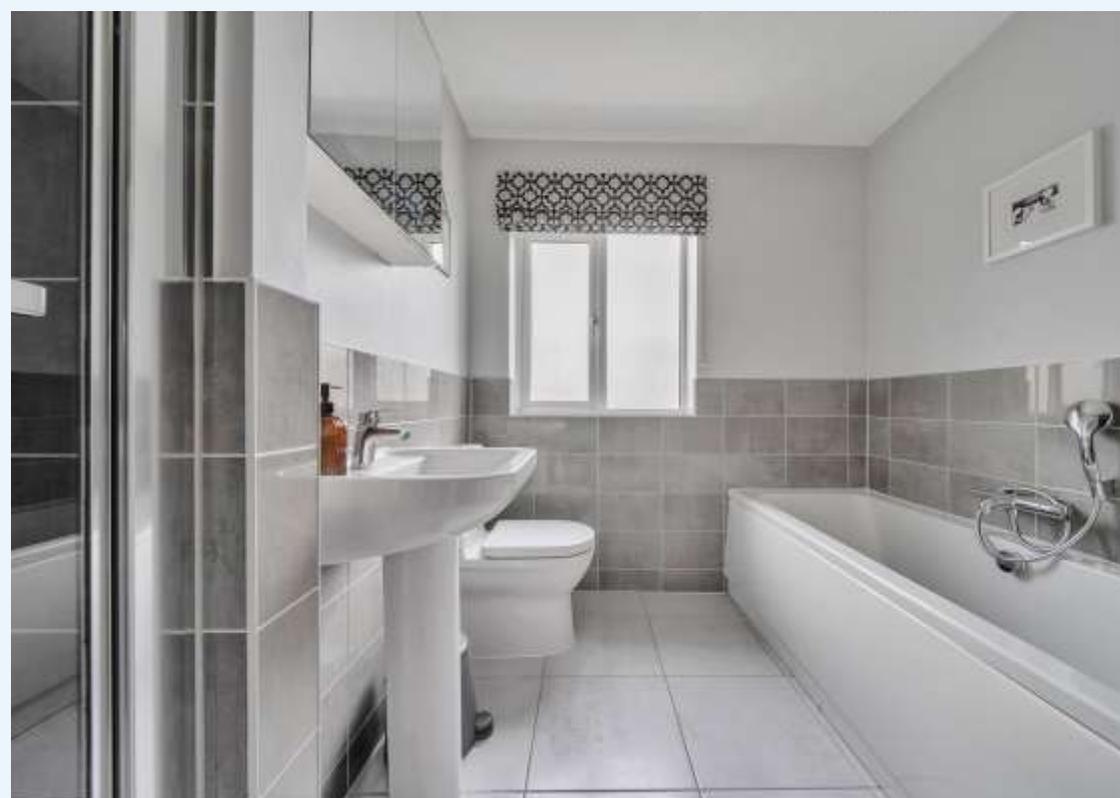
**Flooding issues in the last 5 years:** None

**Accessibility:** Two storey dwelling with no modifications

#### Satnav Information

The property's postcode is LE17 6RA, and house number 2.





# Townend Close, Husbands Bosworth, Lutterworth, LE17

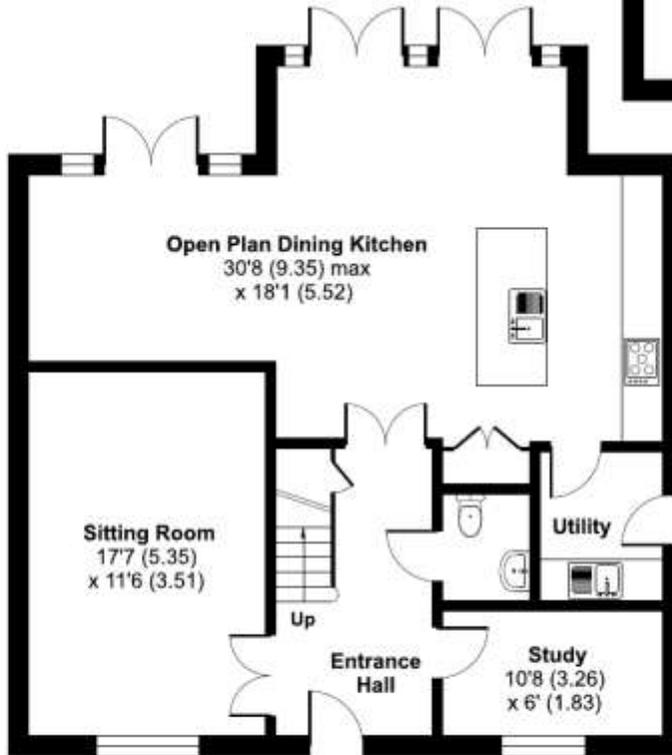
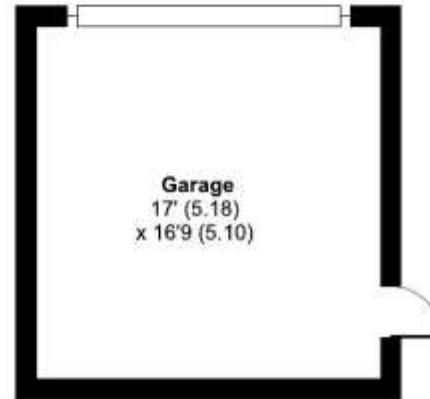
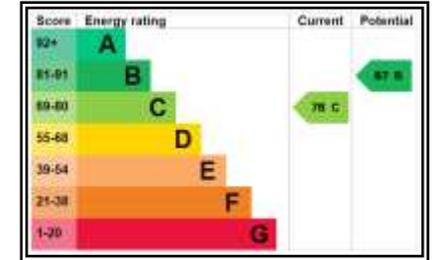


Approximate Area = 1740 sq ft / 161.6 sq m

Garage = 284 sq ft / 26.3 sq m

Total = 2024 sq ft / 187.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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