

## 2 Cherry Tree Close, Husbands Bosworth, LE17 6NB



**£285,000**

Situated in a prime position on Husband's Bosworth High Street is this three double bedroom semi-detached home, ideally located a stone's throw from the village shop, dentist, primary school and public house. Spacious accommodation is arranged over three stories and briefly comprises, entrance hall, lounge, dining room, ground floor WC and kitchen. There are two double bedrooms with an en-suite and a family bathroom on the first floor and a further double bedroom on the second floor. Outside there is a walled rear garden, a single garage and parking space.

*Service without compromise*

## Entrance Hall



Enter via a timber door to where you will find the staircase that rises to the first floor. There is ample space to hang outdoor coats and a radiator.

## Lounge 15'0" x 12'2" (4.57 x 3.71)



With a window to the front aspect this lovely sunny lounge has coving to the ceiling and a feature stone fireplace housing a coal effect gas fire (not tested). There is also a handy under stairs storage cupboard housing the LPG gas fired central heating boiler.



## Dining Room 10'0" x 7'3" (3.05 x 2.21)



The dining room has a set of UPVC French doors opening into the garden allowing an abundance of natural light to flow into this space. Decorative coving to the ceiling and a radiator. This room is an ideal place for families to enjoy evening meals together.

## Ground Floor WC



Fitted with a low flush WC and hand wash basin. UPVC opaque double glazed window to the side aspect.

## Kitchen 12'10" x 7'6" (3.91 x 2.29)



Fitted with a range of shaker style cabinets with contrasting work surfaces, stainless steel bowl and half sink, "Smeg" four burner gas hob with built under single oven and extractor hood - a great addition for any keen home chefs, integrated fridge freezer, space for a washing machine and tumble dryer and a radiator. There is a UPVC double glazed window to the side aspect and a glazed back door opens into the garden.



## First Floor Landing



Opaque UPVC double glazed window.

## Master Bedroom 13'6" x 8'8" (4.11 x 2.64)



A double bedroom with a UPVC double glazed window to the front aspect and a door opening into the en-suite.



## En-Suite



Fitted with a low flush WC, hand wash basin, corner shower cubicle with an electric Mira shower, ceramic wall tiles, radiator and extractor fan. There's a UPVC double glazed window and a shaver point.



**Bedroom Two 11'8" x 8'8" (3.56 x 2.64)**



A double bedroom with a UPVC double glazed window overlooking the private garden and radiator.

**Bathroom 6'10" x 6'1" (2.08 x 1.85)**



Fitted with a low flush WC, wash hand basin, bath with shower attachment, half height ceramic wall tiles, radiator, extractor fan and laminate flooring throughout. Opaque UPVC double glazed window to the rear.

**Second Floor Landing**



The bright and airy landing has a Velux sky light window and giving access to bedroom three.

**Bedroom Three 14'5" x 10'8" (4.39 x 3.25)**



A generous double bedroom with two Velux sky light windows, storage cupboard and radiator.



## Garden



This walled garden is mainly laid to lawn with a paved patio seating area. A side gate provides access to the drive.

## Rear Aspect Photo



## Outside & Parking



The property is set on a corner and has a walled frontage with a mature front garden and a gate to the main entrance. To the rear you will find a single garage and a drive that provides off road parking.

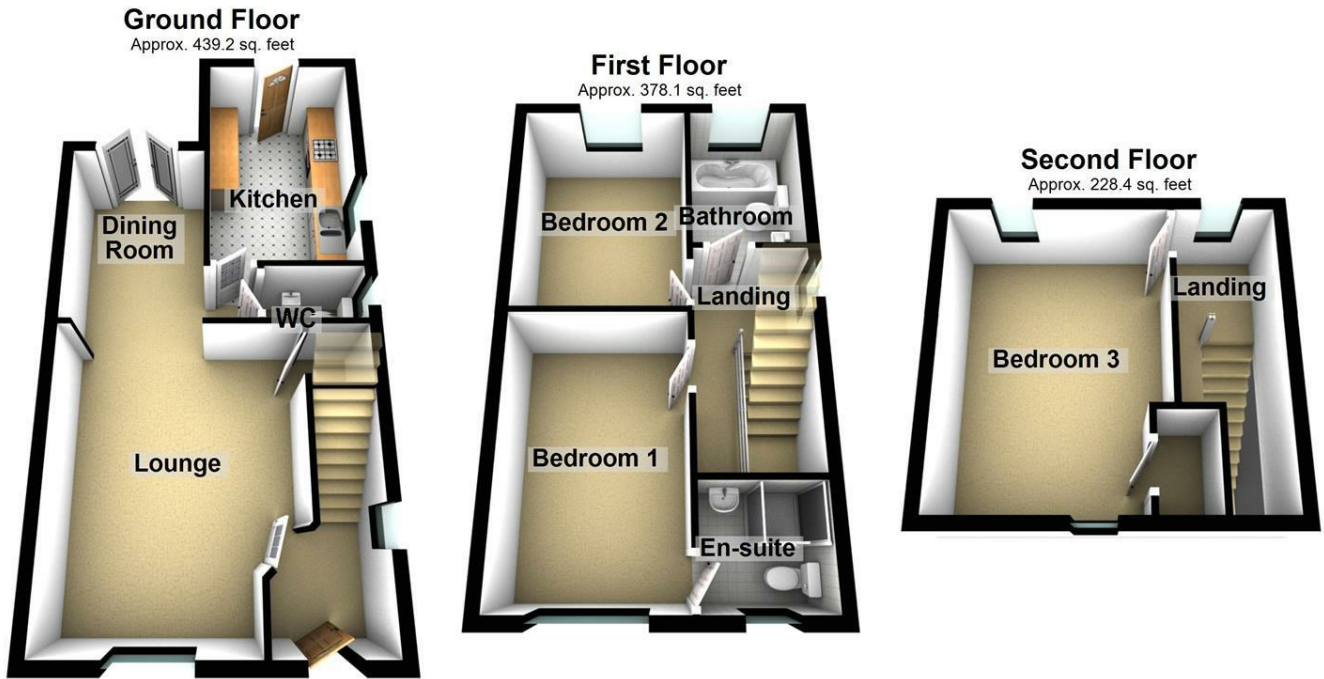
## Garage 18'10" x 9'2" (5.74 x 2.79)

A single pitched roof garage with an up and over door power and light is connected.

## Note For Prospective Buyers

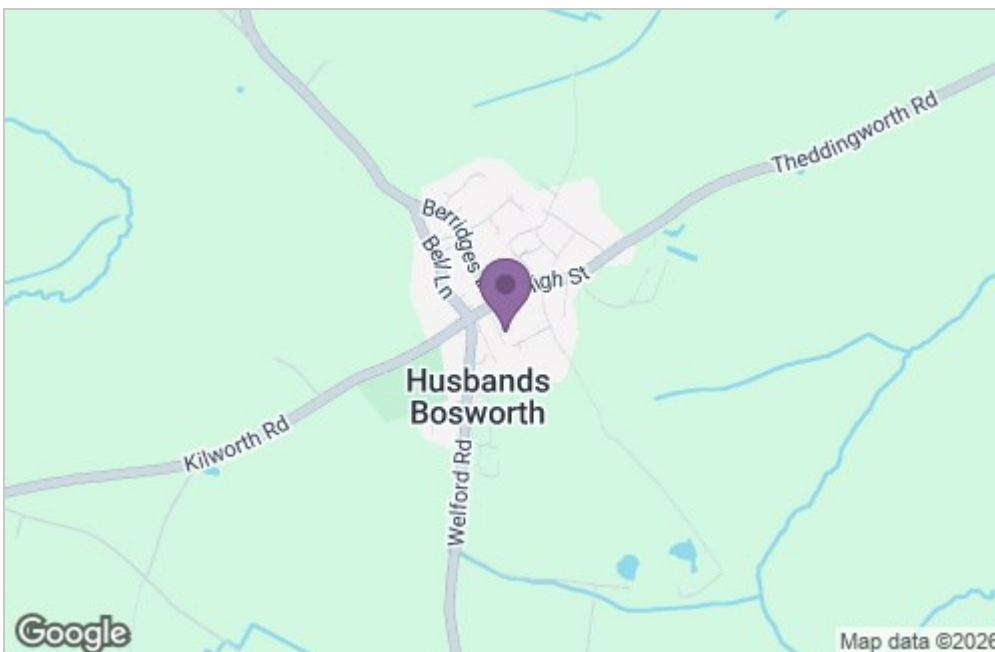
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

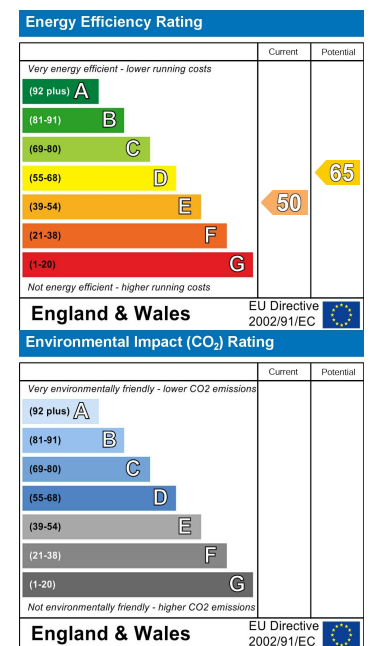


Total area: approx. 1045.7 sq. feet

## Area Map



## Energy Efficiency Graph



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