ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

17, Church Street, Husbands Bosworth, LE17 6LT









£230,000

Situated within the pleasant village of Husbands Bosworth overlooking the Church, this delightful period mid-terrace home is a true gem waiting to be discovered. This quaint cottage exudes character and warmth, having been recently re-decorated to offer a fresh and inviting atmosphere.

As you step inside and through the hall, you are greeted by a cosy lounge with log burner, perfect for hosting intimate gatherings. The property also boasts a good sized beautifully refitted kitchen/diner and two cosy double bedrooms, providing ample space for relaxation and rest.

An additional standout features of this property is the brick-built outbuilding, which has been recently converted by its current owner into an extremely useful laundry/utility room with an additional outside store on the side.

Located in a picturesque setting, this house is ideal for those seeking a peaceful retreat while still being within easy reach of local village amenities, major road networks and the towns of Market Harborough and Lutterworth.

naea | propertymark PROTECTED · The Property Ombudsman · arla | propertymark PROTECTED

Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

ADAMS & JONES

Service without compromise

Entrance Hall

Accessed via a timber front door. Door off to: Lounge. Stairs rising to: First floor. 'Karndean' flooring.

Lounge 11'10 x 10'5 (3.61m x 3.18m)



Timber framed double glazed window with plantation shutter to front aspect. Glazed French doors through to kitchen. Log burner. 'Karndean' flooring. TV and telephone point. Electric radiator.





Kitchen/Diner 15'0 x 8'7 (4.57m x 2.62m)



Kitchen Area



Having a selection of re-fitted dark green base and wall units with timber worktop over and a ceramic Belfast sink

ADAMS & JONES

inset. There is a mid level double oven, four ring induction hob, with extractor hood over, integrated slimline dishwasher and a space for a freestanding fridge/freezer. There is a timber framed double glazed window to the rear aspect. Quarry tiled flooring. LED spotlights.

Dining Area



There is a timber framed double glazed door out to rear garden. Timber framed double glazed window to rear aspect. Tiled flooring. Laminate wooden flooring to under stairs storage area.

Landing

Doors off to bedrooms and bathroom.

Bedroom One 11'10 x 10'5 (3.61m x 3.18m)



Timber framed double glazed window to front aspect. Built-in wardrobes. Wall lighting. Loft hatch access. Electric radiator.



Bedroom Two 9'2 x 8'11 (2.79m x 2.72m)



Timber framed double glazed window to rear aspect.



Service without compromise

ADAMS & JONES

Bathroom 6'4 x 6'0 (1.93m x 1.83m)



Comprising: Corner shower enclosure with wall tiling, low level WC and wash hand basin. Timber framed double glazed window to rear aspect. 'Karndean' flooring. Heated towel rail.



Outside 11'6 (max) x 11'1 (max) (3.51m (max) x 3.38m (max))



The property has a low maintenance cobbled courtyard garden being partially walled with rear pedestrian gated access and is a blank canvas for the perspective purchaser.





Service without compromise

ADAMS & JONES

Laundry/Utility Room



Converted by the current owner into an outside laundry/utility room to include a skylight, space and plumbing for washing machine and dryer with timber worktop over, tiled flooring and a stable style door out to the courtyard. There's an additional outside store to the side.





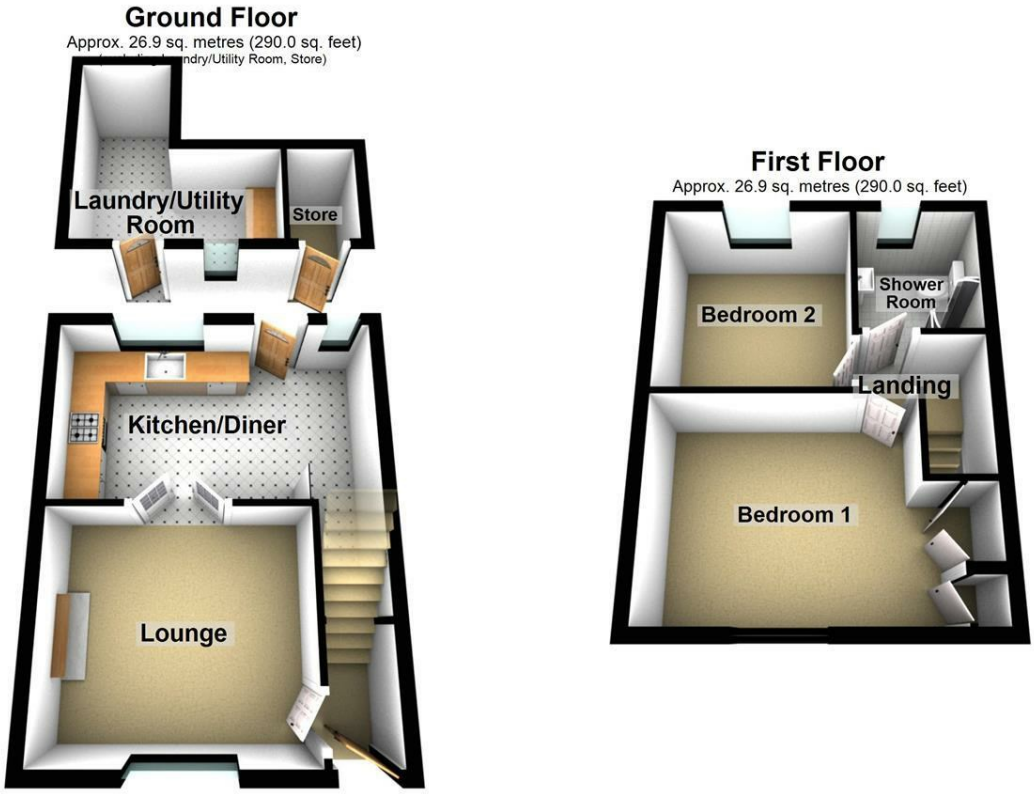
Note For Prospective Buyers

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.

Service without compromise

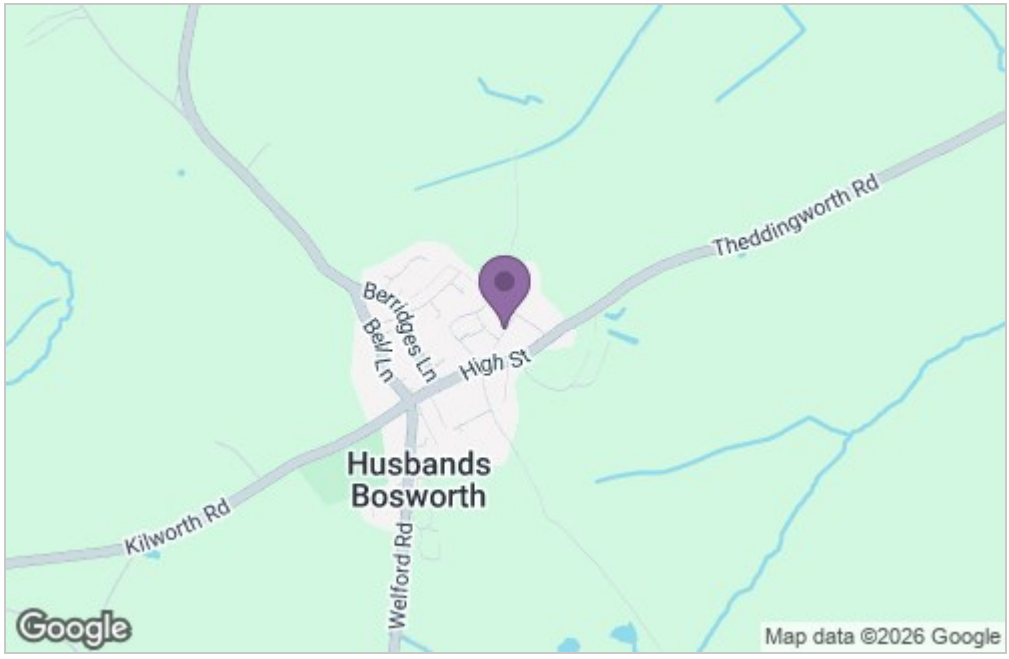
ADAMS & JONES

Floor Plan

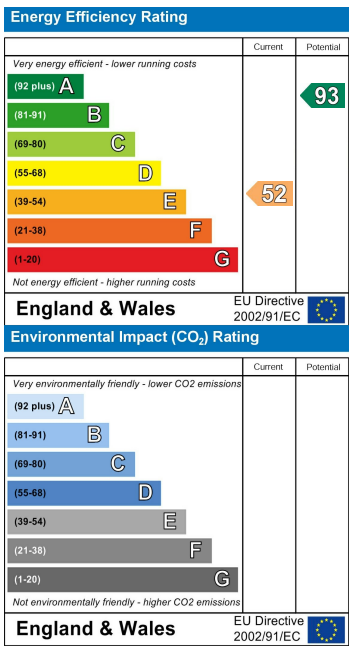


Total area: approx. 53.9 sq. metres (579.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise