

# Mowsley Court

HUSBANDS BOSWORTH, LUTTERWORTH



JAMES  
SELICKS

This two-bedroom mews townhouse in the popular Mowsley Court community, close to the heart of this sought after south Leicestershire village, is ideal for both first-time buyers and downsizers alike. A perfect lock up and leave bolthole in the heart of the countryside, with good commuter links, by both road and rail. No upward chain.

Two double bedrooms • Highly sought after village location • Communal gardens • Open plan living/dining room • Kitchen • Shower room • Allocated off-road parking • Ideal lock up and leave/bolthole • Suitable for first-time buyers and downsizers • No upward chain

#### Accommodation

You gain a sense of the space that this home has to offer as soon as you step in through the front door into the open plan sitting/dining room. Natural light fills the room through two windows, both of which feature plantation-style shutters. The kitchen is tucked away to the corner on the left as you come in through the front door. Here you will find an extensive range of fitted wall and base units offering plenty of storage with work surfaces above. There is space for a fridge freezer and oven, plumbing and space for a washing machine.

Upstairs the landing area offers space for a desk/home office area. There is a built-in cupboard over the stairs that offers good storage. There are two double bedrooms, the largest of which features fitted louvre-style door cupboards, with lighting. The shower room features a contemporary white suite comprising walk-in shower cubicle, WC and wash hand basin, as well as a fitted airing cupboard.

#### Outside

To the front of this home is a communal block paved patio and seating terrace with a blocked paved path leading to the canopied door that is flanked by communal lawns and bedding borders. The allocated parking space for this property is situated through a passage and underneath the arches on the exterior of the Mowsley Court complex, accessible from the junction of Honeypot Lane and Broad Lane.

#### 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:** Leasehold with a share of the Freehold

**Freeholders:** Mowsley Court Management Company Limited \*buyer will own a share of the management company

**Lease Length:** 999 years from 1<sup>st</sup> January 2001

**Service charge:** £80.00 per calendar month (as of 6<sup>th</sup> August 2025) to include building insurance.

**Service charge reviewed:** Annually

**Listed Status:** Not Listed

**Conservation Area:** Husbands Bosworth

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

**Services:** The property is offered to the market with all mains services and electric storage heating

**Broadband delivered to the property:** FTTC

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

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

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

**Accessibility:** Two storey dwelling. No accessibility modifications/aids to the property

**Planning issues:** None which our clients are aware of

**Satnav Information:** The property's postcode is, LE17 6LR and Flat 3, Mowsley Court.





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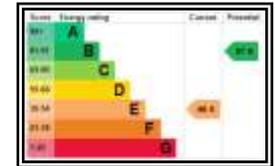
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Measures and Other Information  
 All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased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



Approximate total area<sup>(1)</sup>  
 71.9 m<sup>2</sup>  
 775 ft<sup>2</sup>

Reduced headroom  
 1.5 m<sup>2</sup>  
 16 ft<sup>2</sup>



(1) Excluding balconies and terraces.

Reduced headroom  
 — Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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