



## High Street

HUSBANDS BOSWORTH, LUTTERWORTH, LE17 6LJ

JAMES  
SELICKS



A charming and spacious three-bedroom period cottage, set within the heart of this highly sought after village that offers excellent commuter links for major road networks and mainline rail stations. With two reception rooms, a striking inglenook fireplace with log-burning stove, dining kitchen as well as bathroom and ensuite shower room, it's ideal for first-time buyers, upsizers and downsizers alike.

Period Cottage • Three bedrooms • Two reception rooms • Inglenook hearth with log-burning stove • Dining kitchen • Bathroom • Ensuite shower to master bedroom • Low-maintenance courtyard garden • Sought after village location • Good commuter links •

#### Accommodation

A cosy sitting room greets you as you step inside with handy fitted cupboards and shelving to the recesses either side of the chimney breast. Through the door to your right you will find the snug/study which features an eye-catching Inglenook fireplace with painted brick surround that wraps a wrought-iron log-burning stove.

Beyond the inner hallway is the dining kitchen which features an extensive range of fitted wall and base units providing ample storage, a dishwasher, cooker and electric hob. There is space for a dining table/breakfast bar as well with access to the rear garden through the door to the side.

Upstairs you will find three good-sized bedrooms with the master bedroom benefitting from an ensuite shower room. The family bathroom features a three-piece suite comprising bath with shower attachment, WC and wash hand basin.

**Special Note:** Any item of furniture, appliance, blind or soft furnishing within the house (excluding the washing machine and sofa) is available via a separate negotiation. The dishwasher, cooker and hob are included within the sale.

#### Outside

The walled garden is a low-maintenance space with artificial grass and patio terrace enclosed by brick walls. Gated access to the side leads to a shared alleyway out to the front.

#### Location

Husbands Bosworth is a thriving, attractive village with many interesting period properties. The village offers a general store, 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 it provides excellent communications via rail from Market Harborough and Rugby, both with links to London. Junction 20 of the M1 at Lutterworth is within a ten-minute car journey.

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

**Listed Status:** Not Listed

**Conservation Area:** Yes, Husbands Bosworth

**Tax Band:** C

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

**Broadband delivered to the property:** FTTP

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

**Wayleaves, Rights of Way & Covenants:** Yes, has the benefit of a right of way on foot over the passageway belonging to 1 Church Street (neighbouring property)

**Flooding issues in the last 5 years:** No

**Accessibility:** Two storey dwelling. No accessibility modifications

**Cladding:** None

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

**Coastal erosion:** None

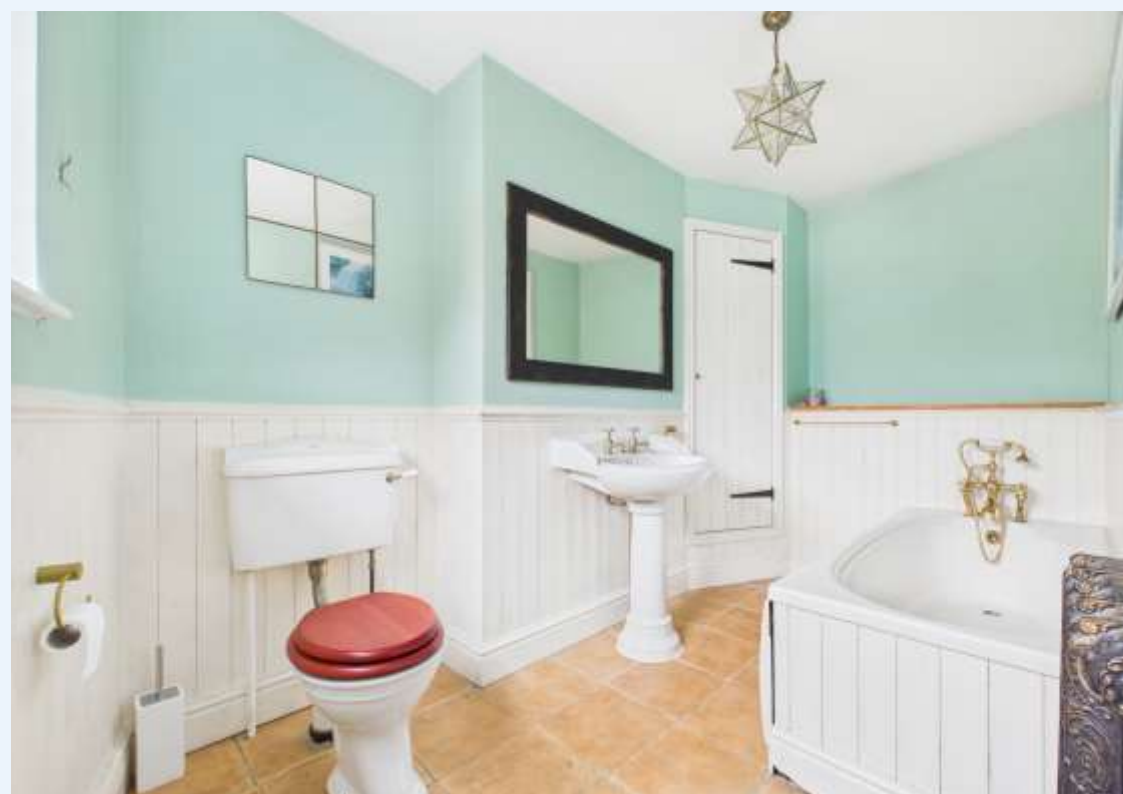
**Coal mining in the local area:** None

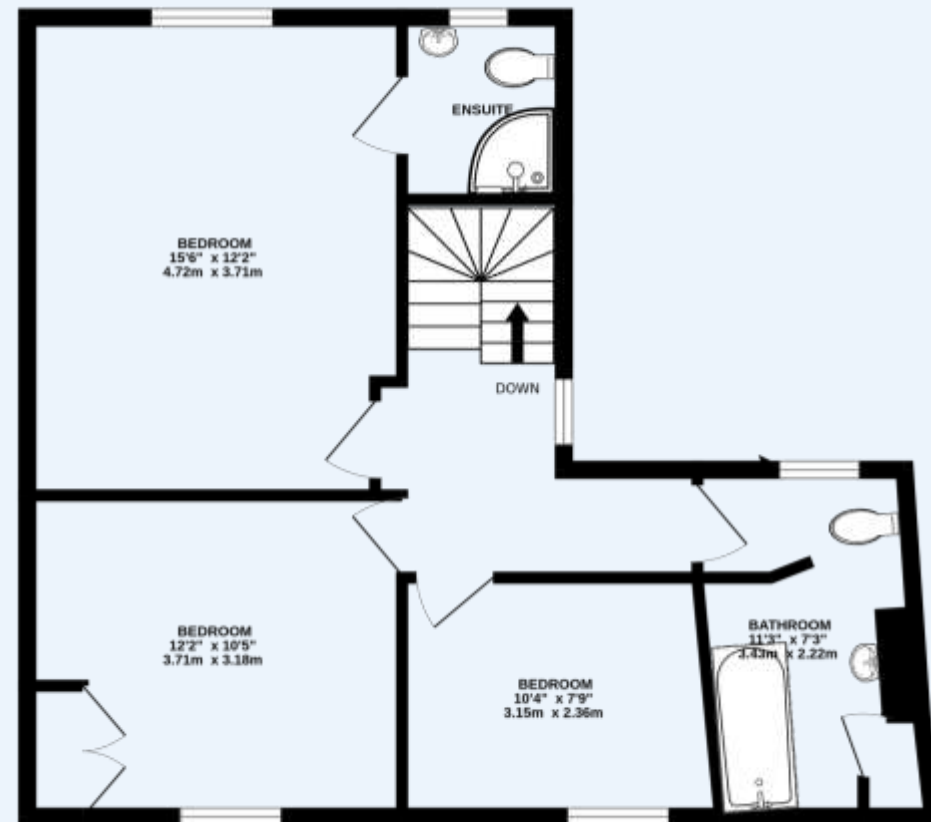
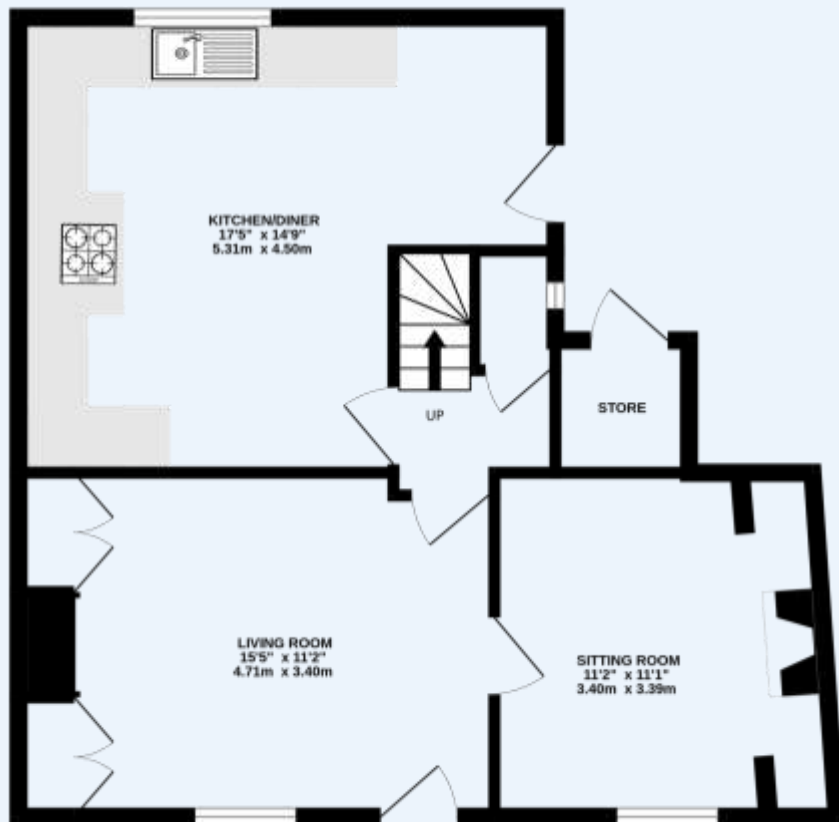
**Satnav Information**

The property's postcode is LE17 6LJ , and house number 59.









59, High Street Husbands Bosworth, Lutterworth, Leicestershire, LE17 6LJ

Total Approx Gross Floor Area = 105.2 Sq. M (1,132 Sq. Ft)

Measurements are approximate. Not to scale.  
For illustrative purposes only.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	51 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



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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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