



## Wendlebury House

25, HIGH STREET, HUSBANDS BOSWORTH,  
LUTTERWORTH, LEICESTERSHIRE, LE17 6LJ

OFFERS OVER: £325,000



This charming period property has been lovingly refurbished to create a light and spacious three/four bedroom home with an abundance of character. Styled to perfection, this property is every artist or interior designers dream! Carefully renovated, this house has received a makeover to rival all others and the space has been beautifully opened up to create a spacious and desirable home.

Refurbished Period Property • Three/Four Bedrooms. Master bedroom with air conditioning • Sitting Room with log burner • Open Plan Kitchen/Dining Room • Utility and Guest Cloakroom • Ensuite bathroom and family bathroom • Immaculately Presented Throughout • Landscaped low-maintenance walled garden • Good access to road networks • Ideal Lock Up and Leave

#### Accommodation

Step inside the original front door into a welcoming hall, the sitting room is approached from here and immediately you feel the warm cosy sense of home. Exposed painted beams lead your eye to the front window, with plantation style shutters, that floods the room with natural light. Herringbone flooring creates an eye catching feature and the log burner provides the perfect focal point that will warm your toes on chilly evenings.

Across the hall the dining room opens out on to the kitchen, creating a sociable space for family and friends to gather in a relaxed setting. The front window is again fitted with plantation style shutters and double doors provide a view over the private walled garden. The kitchen is fitted with stylish units providing ample storage space while the Minerva quartz work surfaces allow to you create culinary delights while chatting to friends in the adjacent dining area. An incredibly useful utility room/boot room with rear access via a beautiful stained glass door and guest cloakroom complete this floor.

Stairs from the hall lead up to the landing where you will find a handy storage/airing cupboard. The family bathroom is to your right and has been refitted with a period style suite comprising free-standing claw and ball foot bath with brass fittings, wall mounted basin with brass fittings, WC and separate shower cubicle. A well-proportioned double bedroom with plantation style shuttered windows to both front and rear is to the left of the hall and offers space for a dressing table as well as wardrobes and drawers. The third bedroom features fitted wardrobes and has scope to accommodate a double bed.

Upstairs to the second floor you will find a good sized home office/fourth bedroom/dressing room/nursery with vaulted ceilings, exposed beams and to the corner is a well thought out ensuite bathroom with reclaimed Crittal door and window frame providing a striking feature. A free-standing bath is nestled under the sky light inviting you to enjoy long hot relaxing soaks while gazing at the stars above. Through the home office you will find the master bedroom which is a good size and full of character with vaulted ceilings, air conditioning and exposed beams.

#### Outside

The walled courtyard garden is a hidden gem, landscaped with porcelain tiles and enjoying a sunny south-westerly aspect and with gated access to both the front and rear it is the perfect spot to soak up the sun in privacy. With easy access through the double doors to the open plan kitchen/dining area here you can enjoy al fresco dining or your favourite tipple. Beyond the rear gate you will find two allocated parking bays, accessed via the driveway to the side.

#### 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 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 off mainline rail connections to London St Pancras in approximately an hour.

#### Satnav Information

The property's postcode is LE17 6LJ, and house number 25.

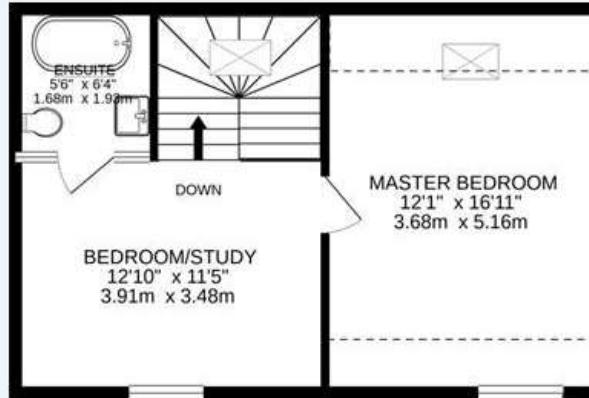




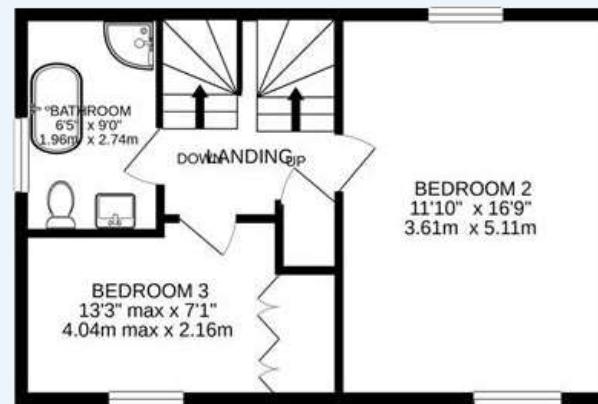
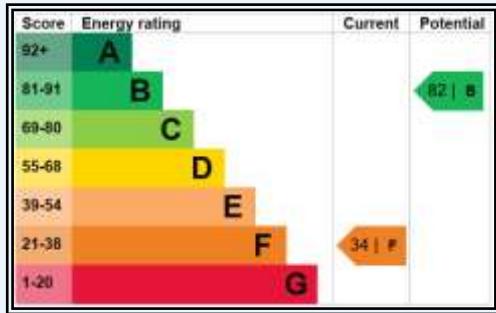
**TOTAL FLOOR AREA : 1443 sq.ft. (134.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

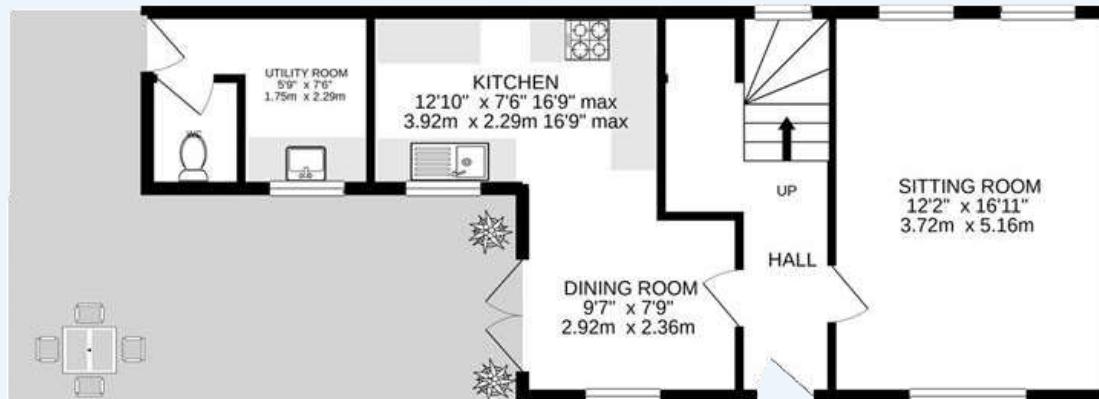
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**Second floor**



**First floor**



**Ground floor**

**DIRECTIONAL NOTE** From the Centre of Market Harborough travel via the Coventry Road towards Lutterworth and on entering Husbands Bosworth the property can be seen on the right hand side as identified by our agents for sale board.

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