



JAMES
SELICKS

Marsh Drive

HUSBANDS BOSWORTH, LUTTERWORTH

This stunning home combines elegance, modern living, and practicality across a thoughtfully designed layout. Flooded with natural light, it offers a generous open-plan living space, stylish kitchen with contemporary finishes, and four double bedrooms, including a luxurious master suite with dressing room and ensuite. Perfectly balanced for family life and entertaining, the property also features a study, utility room, and beautifully appointed bathrooms, all complemented by convenient access to the driveway and outdoor patio.

Elegant, modern home with a practical and well-designed layout • Bright and spacious throughout with abundant natural light • Impressive open-plan kitchen, dining, and living area (approx. 30 ft) • Contemporary kitchen with island and integrated AEG appliances • Four generously sized double bedrooms • Luxurious master suite with dressing room and ensuite • Additional study ideal for working from home • Utility room with access to side driveway • Low-maintenance rear garden with artificial lawn, patio, and pergola seating area • Sought-after village location in Husbands Bosworth with excellent transport links to nearby market towns, train stations and motorway connections

Accommodation

An elegant and welcoming entrance hall greets you as you step through the front door, with a convenient storage cupboard tucked beneath the staircase and a guest cloakroom opposite. To the left, a private study offers the perfect space for working from home in peace. The sitting room is bright and airy, with light flooding through the front window and an electric fireplace with decorative surround serving as a charming focal point.

At the rear, the home opens into a stunning open-plan living, dining, and kitchen space spanning approximately 30 feet. The kitchen is fitted with a comprehensive range of contemporary units and a central island with a breakfast bar providing ample storage and workspace. Integrated appliances include an AEG double oven and hob with extractor hood, dishwasher, and fridge/freezer. Twin sets of double doors in the large bay, together with additional doors from the dining area, allow abundant natural light to fill the room and provide direct access to the patio. The adjoining utility room offers plumbing and space for appliances, with a door leading conveniently to the side driveway.

Upstairs, the landing leads to four generously proportioned double bedrooms. The master suite features a walk-in dressing room with fitted wardrobes and a stylish ensuite shower room. The remaining bedrooms also benefit from fitted wardrobes, while the family bathroom is fitted with a contemporary suite including a separate shower cubicle, bath, WC and wash hand basin.

Outside

A well-presented rear garden offers a low-maintenance and family-friendly outdoor space, ideal for both relaxation and play. A generous area of artificial lawn provides year-round greenery, complemented by a paved patio that wraps around the property, perfect for outdoor seating and entertaining. A personnel door into the garage adds convenient access to storage, and a pergola area to the rear creates a semi-sheltered spot for lounging or dining. The garden is fully enclosed with timber fencing and offers a practical and attractive garden suited to modern family living.

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: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Built: 2018. Remainder of NHBC Certificate available until 2028

Conservation Area: No

Tax Band: F

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

Loft: Insulated

Meters: Water meter & Gas smart meter

Broadband delivered to the property: FTTP

Estate Management: There is an annual estate charge of approximately £205 per annum (as of March 2026) to Meadfleet Limited for the upkeep of communal open spaces within the development.

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

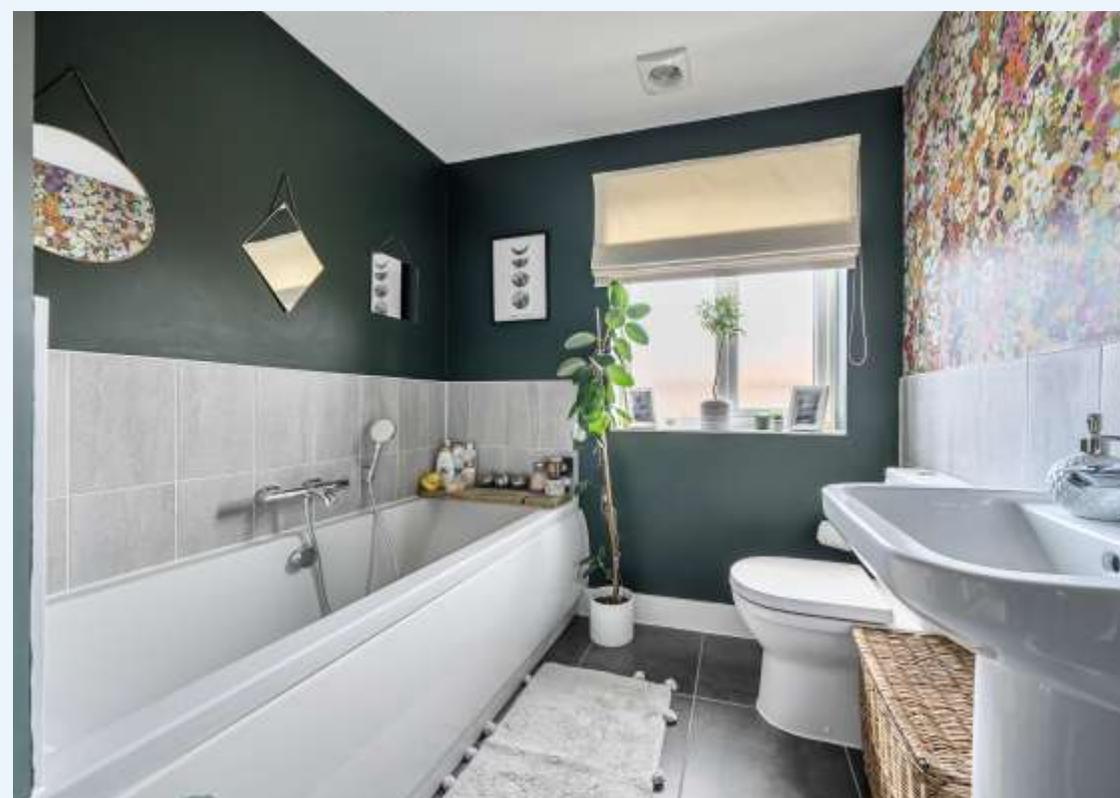
Accessibility: Two storey dwelling, no accessibility modifications

Planning issues: No issues which our clients are aware of

Satnav Information

The property's postcode is LE17 6PU, and house number 9.

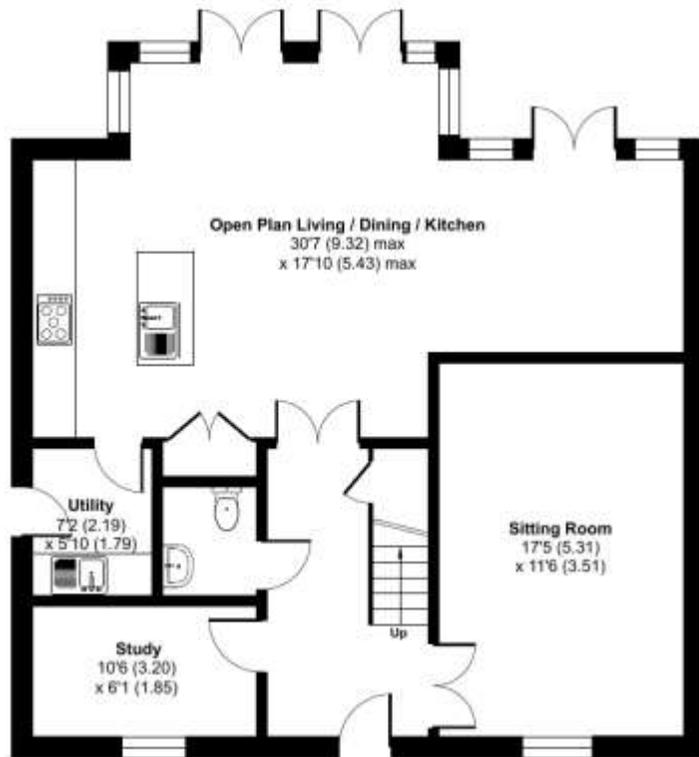




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Approximate Area = 1711 sq ft / 158.9 sq m (exclude garage)

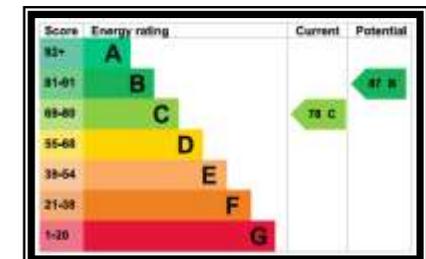
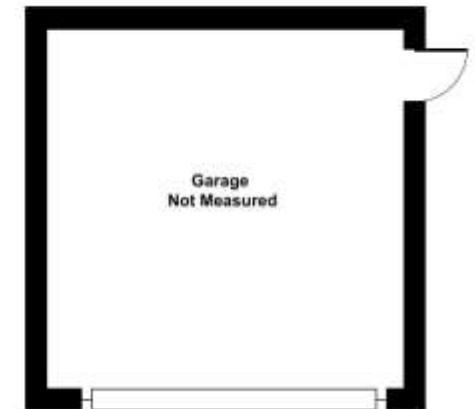
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GROUND FLOOR



FIRST FLOOR



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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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