

for sale

£170,000



## Mowsley Court, Husbands Bosworth, LE17 6LR

"Popular village location"

Fantastic opportunity to purchase this charming property nestled within the desirable Mowsley Court in the picturesque village of Husbands Bosworth, this two-bed town house is a must-see for first time buyers or investors!

Featuring a large lounge/diner on the ground floor and two large double rooms upstairs this property also boasts off-road parking and access to the shared communal garden. Conveniently located within walking distance to the local village shop, church, pub and offers easy transport links to Market Harborough and the M1.

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## Entrance Hall

Double glazed front door into entrance hall leading into an open plan living/dining room to the rear and kitchen to the front.

## Kitchen 8' 9" x 7' (2.67m x 2.13m)

Selection of wall and floor units with free standing electric oven and hob, cooker hood, space for washing machine and fridge, sink and drainer, wood effect work tops, complimentary tiled splash backs and window to front elevation.

## Living/dining Room 21' 2" x 23' 8" (6.45m x 7.21m)

Large open plan living/dining room with carpet and laminate separating the two living spaces. The lounge has a feature electric fireplace and a two windows to the rear, the dining area offers ample space for a table and chairs, stairs to first floor.



### **Bedroom One** 15' 5" x 8' 7" (4.70m x 2.62m)

Double bedroom with window to the rear, fitted wardrobes, large storage unit, timber flooring and electric heater.

### **Bedroom Two** 12' 3" x 11' 2" (3.73m x 3.40m)

Good sized double bedroom with window to the rear, timber flooring and electric heater.

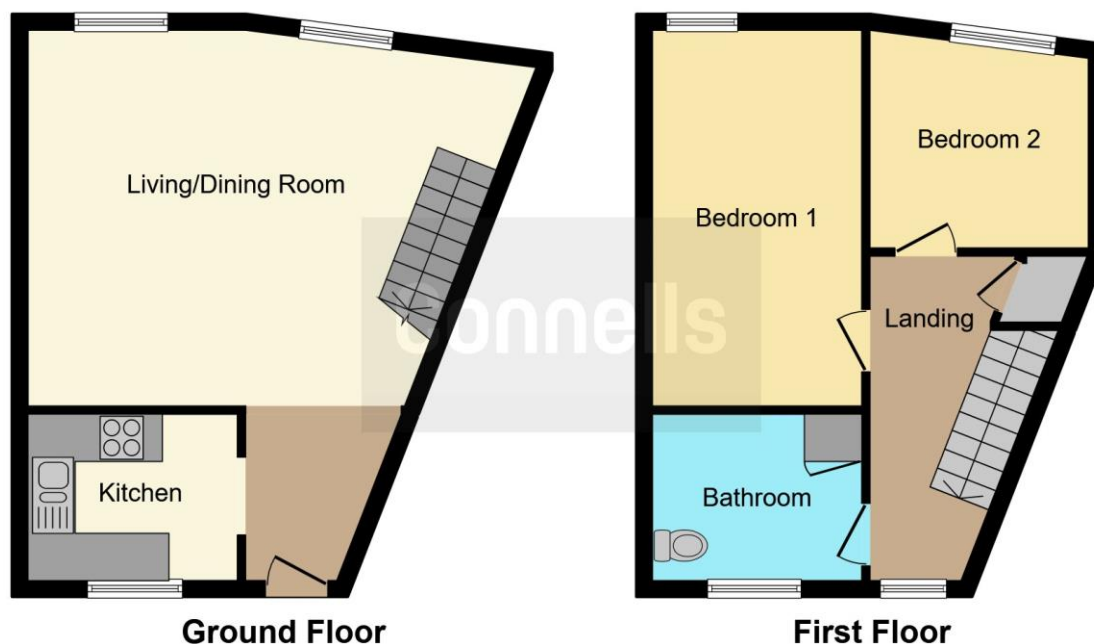
### **Shower Room** 8' 6" x 6' 9" (2.59m x 2.06m)

Fully tiled large walk in shower, wash hand basin, w.c., electric towel rail, tiled floor and window to front elevation.

### **Outside of the Property**

To the front of the property is a patio area, and communal garden beyond, allocated parking for one vehicle.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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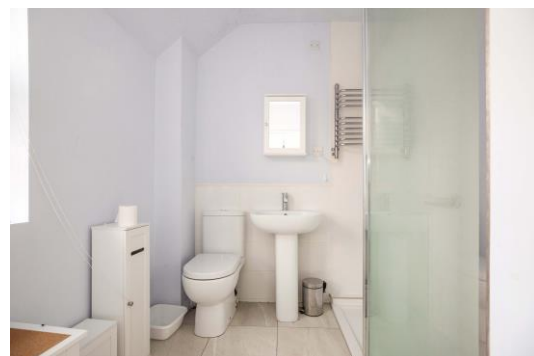
Property Ref: MKH306541 - 0002

**Tenure:** Leasehold

**EPC Rating:** E

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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