

Butt Lane

HUSBANDS BOSWORTH
LE17 6LN

Offers Over £550,000



A beautifully presented and highly individual five-bedroom detached family home, offering generous and versatile accommodation arranged over two floors, complemented by excellent outside space, a detached garage and additional outbuilding, all situated within the thriving Leicestershire village of Husbands Bosworth.

Immaculately presented detached family home • impressive vaulted entrance hall • spacious sitting room • stunning open-plan living kitchen hall • five generous bedrooms • flexible ground floor bedroom accommodation • principal bedroom with en-suite • detached garage & additional outbuilding • ample parking & attractive gardens • EPC - D

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

Accommodation

The property immediately impresses with a bright and spacious vaulted entrance hall, creating a wonderful sense of light and space on arrival. Double doors open into the generously proportioned sitting room, providing an elegant yet comfortable space for relaxing and entertaining. Further double doors lead through to the true heart of the home – a stunning open-plan living kitchen.

Designed perfectly for modern family life, this superb space incorporates distinct kitchen, dining and sitting areas, making it equally suited to everyday living and larger social occasions. The contemporary kitchen is beautifully appointed with a comprehensive range of modern cabinetry, integrated appliances and quartz work surfaces, providing a stylish focal point to this impressive room.

The flexible bedroom accommodation is particularly appealing. Three bedrooms are positioned on the first floor, including a principal bedroom benefiting from its own en-suite facilities. On the ground floor are two further bedrooms together with a bathroom, providing excellent versatility for guests, older children, multi-generational living or those requiring dedicated home-office space.







Outside

The property continues to impress. A gravelled driveway provides ample off-road parking and access to a detached garage with adjoining boiler room. A further separate outbuilding offers valuable additional storage or potential for a variety of uses, subject to any necessary consents. The garden is principally laid to lawn and complemented by an attractive terrace, creating an ideal setting for outdoor dining, entertaining and enjoying the warmer months.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Harborough District Council, **Tax Band:** E

Services: Offered to the market with all mains services & oil-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard, cavity wall.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

Satnav Information: The property's postcode is LE17 6LN and house number 35









Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



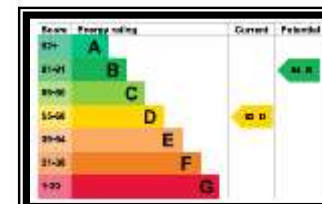
Floor 1 Building 3

Approximate total area⁽¹⁾

200.1 m²
2155 ft²

Reduced headroom

9.1 m²
98 ft²



(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.

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



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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.

