



**HENDERSON
CONNELLAN**

ESTATE AGENTS

'A Country Retreat'

Originally dating back to 1850's this beautiful three-bedroom home has been perfectly renovated for today's modern living, whilst retaining its character charm, boasting a brand-new roof, an immaculate interior throughout and a fantastic garden room, offering a true country retreat.



Butt Lane
Husbands Bosworth
LE17 6LN





Welcoming entrance hall featuring a front facing window, exposed brickwork and laminate flooring.

Beautifully appointed living room with French patio doors opening out onto the rear garden, laminate flooring and a useful storage cupboard.

Well-proportioned dining/family room boasting a dual aspect flooding the room with an abundance of natural light. The room boasts laminate flooring, a charming, exposed brick fireplace with a Firefox log burner and ample space for living and dining. An opening lead into the kitchen, whilst an ornate staircase rises to the first floor.

The country-style kitchen features tiled flooring, a host of shaker design eye and base level units, a roll-top worksurface, a Belfast style ceramic one and a half bowl sink with a mixer tap and draining board. Appliances include a dingle oven, a four-ring electric hob and space for two under counter appliances.

Stairs rise to the first-floor landing with access to three well-presented bedrooms and a bathroom.

The fantastic main bedroom is situated to the front of the property and benefits from fitted wardrobes and space for a super-king side bed.

The second bedroom offers a double size and boasts exposed timber beams and exposed brickwork. A window also overlooks the rear garden.

The third bedroom is currently used as a generous sized nursery with a front facing window and a loft hatch and has previously been used as a spacious single room.

Modern family bathroom featuring timber effect flooring, an exposed timber beam, a storage cupboard and a white four-piece suite. The suite incorporates a deep panel enclosed bath, a shower cubicle, a wash hand basin and a WC.

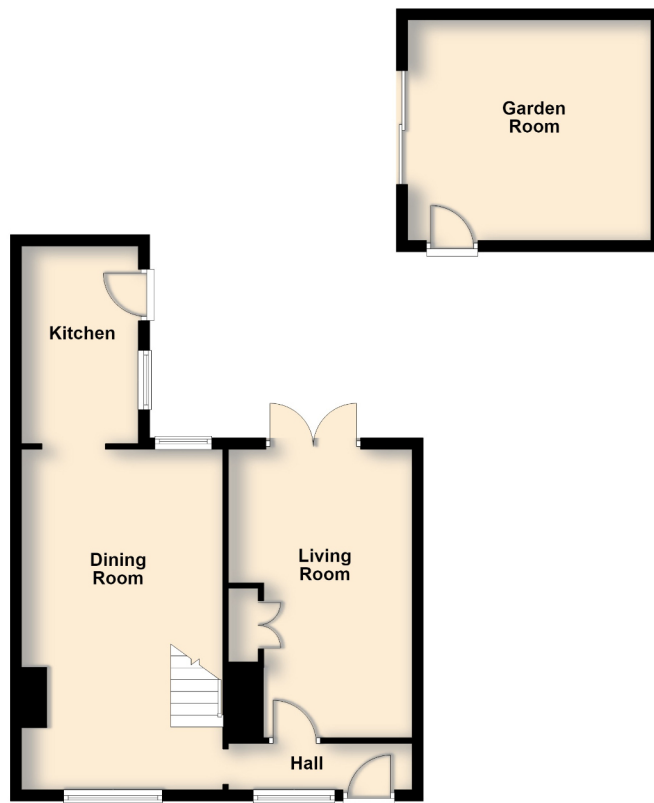
This attractive red brick property features contemporary anthracite windows and a brand-new roof. The front features a neatly kept lawn with plantings, a pathway to the front door and side passage and a block paved driveway providing off road parking for two cars.

The garden has been beautifully designed and features a well-kept lawn, planted borders, a seating area off the living room and a decked area for additional outdoor seating. There is also access to the brick-built garden room and a side passage to the front of the property.

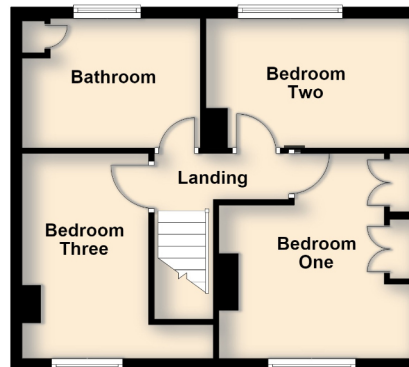
The garden room provides an excellent space to be used for a variety of uses, perfect for those after a home gym, office, garden entertaining or storage. The room is equipped with plumbing for a washing machine and tumble dryer, and features sliding patio doors, laminate flooring, power sockets, electric heating and partial loft storage. A door also leads to a bespoke built 'garden bar' with electrics and wooden shutters to the front.



Ground Floor



First Floor



Living Room - 5.08m x 3.23m (16'8" x 10'7")

Dining Room - 5.99m x 3.53m (19'8" x 11'7")

Kitchen - 3.48m x 2.06m (11'5" x 6'9")

Bedroom One - 4.42m x 3.53m (14'6" x 11'7")

Bedroom Two - 4.32m x 2.29m (14'2" x 7'6")

Bedroom Three - 3.53m x 3.38m (11'7" x 11'1")

Bathroom - 3.15m x 2.34m (10'4" x 7'8")



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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