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ESTATE AGENTS



**“A View and Position
to Impress!”**



**8 Hunters Close
Husbands Bosworth
LE17 6LG**



"A View and Position to Impress!"

Nestled within an established cul de sac, with rolling countryside views to the rear and set on a sought-after plot, this six bedroom detached family home offers extensive accommodation, a wrap-around plot and a position to impress!





Property Highlights

Located in the heart of Husband's Bosworth, the property is set within one of south Leicestershire's picturesque villages with access to the local amenities to include village shops, a hairdresser, dentist, pub, primary school and church. The property is within close driving distance of Market Harborough and Rugby with access to the train stations offering fantastic links into London, the A14, M1 and M6.

Entrance is gained through entrance porch with two side light windows featuring LED spotlights, tiled flooring and internal access into the hallway.

The inviting entrance hall features attractive timber flooring, stairs rising to the first floor, access to the under stairs storage cupboard and the guest WC.

Well-proportioned living room boasting a delightful setting benefitting from a dual aspect with three windows flooding the room with natural light and offering a scenic outlook of the rear garden to the side elevation. After being beautifully extended in the past, the room offers a fantastic, sociable space in excellent decorative order with an open fireplace.

Property Highlights

Modern kitchen/breakfast room with a truly impressive outlook of the rear garden and rolling the countryside beyond with space for a dining table and chairs to admire the scenic view. The kitchen comprises a range of eye and base level units, a roll top work surface and a stainless-steel sink with draining board, an integrated double oven, a four ring electric hob, an integrated dishwasher and space for a fridge/freezer.

Separate utility room with continued slate tiled flooring from the kitchen, a rear door out to the garden, a Belfast sink and space for a washing machine and tumble dryer.

Formal dining room of a generous size with laminate flooring, contemporary sliding patio doors out to the garden and a serving hatch into the kitchen.

Second reception room offering a flexible layout with the potential to be used as a ground floor study, snug, playroom, home gym or bedroom if required, perfect for multi generational living.



Property Highlights

First floor landing with access to the airing cupboard and loft hatch benefitting from extensive storage.

Six double bedrooms, all offering generous proportions, perfect for families and three of which benefit from fitted wardrobes.

Impressive main bedroom situated to the front elevation with built in wardrobes and an extended en suite bathroom. This excellent en suite is larger than you would expect with tiled walls, a tall heated towel rail and a four piece suite. The four piece suite includes a panel enclosed bath, a double width shower, a 'Heritage' pedestal wash hand basin and a low level WC.

Family bathroom featuring floor to dado height tiling, a three piece suite to include a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.





Outside

Neatly positioned within the cul de sac, the property offers an open outlook up the road and an attractive position overlooking the countryside to the rear elevation. The neat front features a lawn area with planted borders and shrubbery, and a hard standing driveway providing off road parking for four cars with access to the double garage. The driveway flows up to the front porch and there is also side access through the secure iron gate into the garden.

The rear garden wraps beautifully around the property retained by a low level hedgerow offering a good degree of privacy whilst still being able to enjoy the scenic outlook. There is a blocked paved patio area edged with a gravelled border perfect for seating with a corner patio carefully positioned to enjoy the morning sun. A main lawn and steps lead up to the elevated main section which is part enclosed by a charming, tiered red brick wall. This raised lawn section offers the perfect spot to enjoy the afternoon sun with seating areas and access to the timber constructed shed.

Measurements

Living Room

6.91m x 5.21m (22'8" x 17'1")

Dining Room

3.84m x 3.68m (12'7" x 12'1")

Study

3.68m x 2.77m (12'1" x 9'1")

Kitchen

4.6m x 2.72m (15'1" x 8'11")

Utility

2.57m x 2.36m (8'5" x 7'9")

Main Bedroom

5.28m x 3.91m (17'4" x 12'10")

En Suite

3.43m x 2.77m (11'3" x 9'1")

Bedroom Two

3.58m x 2.69m (11'9" x 8'10")

Bedroom Three

3.63m x 2.77m (11'11" x 9'1")

Bedroom Four -

3.02m x 2.69m (9'11" x 8'10")

Bedroom Five

2.72m x 2.41m (8'11" x 7'11")

Bedroom Six

2.69m x 2.41m (8'10" x 7'11")

Bathroom

2.44m x 1.75m (8'0" x 5'9")

Double Garage

5.13m x 4.8m (16'10" x 15'9")



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