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7-9 Church Street, Husbands Bosworth, LE17 6LT

Auction Guide £100,000

Being sold via auction with an end date of - Wednesday September 30th 2026 at 4pm Nestled in the picturesque village of Husbands Bosworth, this charming Grade II listed period cottage on Church Street offers a rare opportunity for those seeking a unique residence. Originally two separate cottages, this property has been thoughtfully combined into a single dwelling, preserving its historical character while providing modern living potential. As you step inside, you are greeted by a spacious lounge that exudes warmth and comfort, with a staircase leading to the first floor. The functional kitchen is designed for practicality and features an additional staircase for easy access to the upper level. The dining room, complete with its own front door, enhances the versatility of the home, making it an ideal space for entertaining guests or enjoying family meals. Convenience is a key feature of this cottage, with a hall that leads to a shower room and a door opening to the garden. The outdoor space is a delightful retreat, boasting a private AstroTurf lawn that is perfect for relaxation or outdoor activities. The garden also includes substantial covered storage areas and a brick-built store at the bottom, providing ample room for gardening tools or outdoor equipment. While this cottage requires modernisation, it retains its original charm and presents an exciting opportunity for transformation. It can be kept as a single residence or converted back into two separate dwellings, catering to various living arrangements. With its enchanting location and flexible layout, this property is sure to attract those in search of a distinctive home in a tranquil setting. Don't miss the chance to make this delightful cottage your own.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Lounge 17'5" x 13'6" (5.31m x 4.11m)

Enter into this cottage via a wooden door where you will find a window to the front , tiled flooring and a the staircase rises to the first floor. There is a door giving access to the covered storage area.

Lounge (Photo Two)

Kitchen 9'x 11'8" (2.74mx 3.56m)

Fitted with a range of basic units and work surfaces, oven and stainless steel sink unit. Ceramic wall tiles and vinyl flooring. A staircase rises to the first floor.

Kitchen (Photo Two)

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Shower Room 6' x 5'8" (1.83m x 1.73m)

Fitted with a low level WC & Belfast sink with mixer taps. There is a wall mounted electric shower but no shower head is connected. Ceramic wall and floor tiles.

Hallway

Dining Room 13'8" x 8'11" (4.17m x 2.72m)

The dining room is accessed from the wooden front door of number 9 into a hallway. There is a window to the front aspect and a Victorian cast iron fireplace houses an open fire. Varnished floorboards and a storage cupboard.

Landings

As there are two staircases serving the property both ladings give access to all three bedrooms. There is a shower and WC on one landing.

WC on the First Floor Landing

Shower on the First Floor landing

Bedroom One 11'7" x 14'5" (3.53m x 4.39m)

A double bedroom with a window to the front aspect and an opening to the landing.

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Bedroom Two 14'1" x 8'8" (4.29m x 2.64m)
A double bedroom with a window to the front aspect .

Bedroom Three 8'5" x 10'5" (2.57m x 3.18m)
A double bedroom with a window to the rear aspect.

Covered Storage 20' x 6' (6.10m x 1.83m)
Opening from the lounge this covered area has a door giving access into the garden and a further door leads to additional storage space .

Garden
The garden has a private feel and is laid to AstroTurf . There is also a brick built store that can be found at the bottom of the garden.

Garden (Photo Two)

Views over the Church

Auction Details
The lot is to be sold by traditional online auction with an end date of Wednesday September 30th 2026 at 4pm
An auction buyer's fee of 4.2% (inc of VAT) subject to a minimum fee of £7,200 (inc of VAT) is payable in addition to the purchase price.
The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.
The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).
Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid - Good Luck!
No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.
A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.
The complete legal pack would need to be inspected before an offer would be considered.
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

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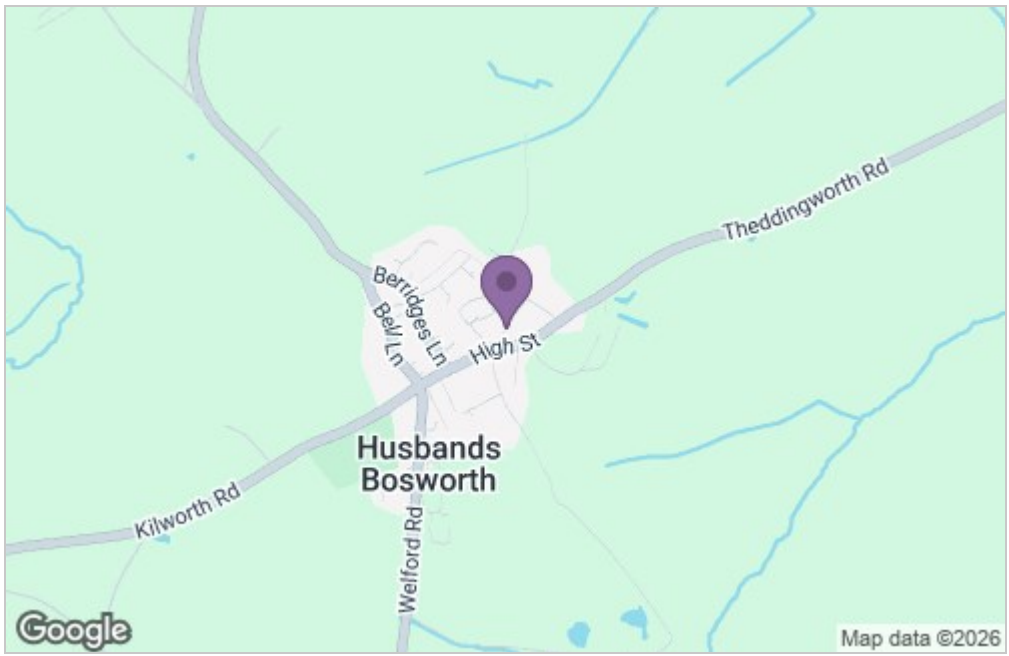
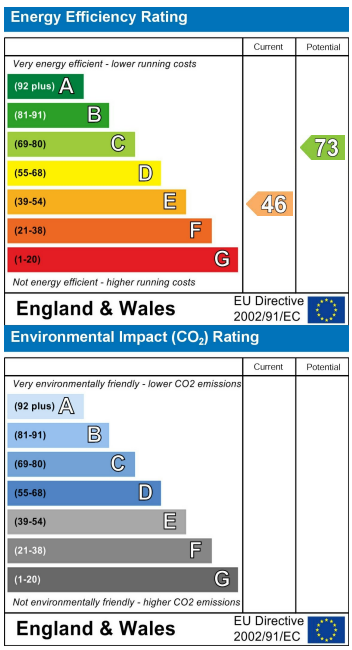
Floor Plan

Total area: approx. 146.1 sq. metres (1572.7 sq. feet)

Area Map



Energy Efficiency Graph



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