ADAMS & JONES

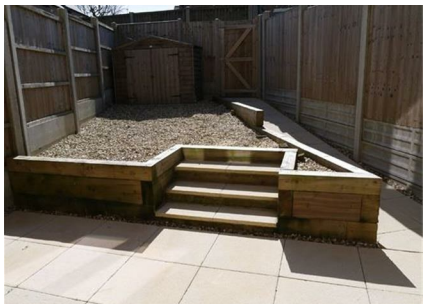
9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

# 13a Church Lane, Husbands Bosworth, LE17 6LS



## £259,950

This superb three bedroom home offers a high specification interior to include a beautifully fitted kitchen, master en-suite, under floor heating to the ground floor powered by a high-efficiency air source heat pump and traditional central heating system to the first floor. It comprises entrance hall, WC, lounge, kitchen/diner, landing, three bedrooms, en-suite & bathroom. Outside, there is a south-west facing low maintenance garden with a gate leading directly out to its two parking spaces beyond. EPC rating B.

naea | propertymark PROTECTED
The Property Ombudsman
arla | propertymark PROTECTED

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.

ADAMS & JONES

### Entrance Hallway

Composite double glazed front entrance door. Travertine tiled floor with under floor heating.

### Ground Floor WC

Opaque double glazed window to side. White two piece comprising WC and wash hand basin. Tiled splash backs. Extractor fan. Travertine tiled floor with under floor heating.

### Lounge 17'5" x 11'3" (5.31 x 3.43)

17' 5" x 11' 3" plus stair recess (5.31m x 3.43m) Double glazed window to front. Under floor heating. TV point. Satellite point. Phone point. Under stairs storage cupboard. Spotlights to ceiling.

### (Lounge Photo Two)

### Kitchen Diner 14'5" x 9'7" (4.39 x 2.92)

14' 5" x 9' 7" (4.39m x 2.92m) Double glazed window to rear. Composite double glazed rear entrance door. Fitted with a range of wall and floor mounted kitchen units with roll edge worktops. Electric double oven. Electric ceramic hob. Extractor hood. Space and plumbing for washing machine. Space and plumbing for dishwasher (please note that the photo within these particulars shows the previously integrated dishwasher, but the freestanding dishwasher and washing machine can stay upon request). Integrated fridge freezer. Stainless steel sink. Spotlights to ceiling. TV point. Travertine tiled floor with under floor heating.

*Service without compromise*

ADAMS & JONES

(Dining Area Photo)

Landing

Double glazed window to side. Loft access hatch. Airing cupboard. Spotlights to ceiling.

Master Bedroom 10'11" x 10'3" (3.33 x 3.12)

10' 11" x 10' 3" (3.33m x 3.12m) Double glazed window to front. TV point. Radiator.

Master En-Suite

Opaque double glazed window to front. White three piece suite comprising WC, wash hand basin and shower cubicle. Shaver point. Heated towel rail. Tiled splash backs. Tiled flooring. Spotlights to ceiling. Extractor fan.

Bedroom Two 9'7" x 8'7" (2.92 x 2.62)

9' 7" x 8' 7" (2.92m x 2.62m) Double glazed window to rear. TV point. Radiator.

*Service without compromise*

ADAMS & JONES

## Bedroom Three 9'8" x 5'7" (2.95 x 1.70)

9' 8" x 5' 7" (2.95m x 1.70m) Double glazed window to rear. TV point. Radiator.

## Bathroom

White three piece suite comprising WC, wash hand basin and shower bath with built-in shower and glazed shower screen. Part tiled walls. Spotlights to ceiling. Heated towel rail. Extractor fan. Shaver point. Tiled flooring.

## (Location Photo One)

## (Location Photo Two)

## Rear Garden

Of a low maintenance design with paved patio. Gravelled area with timber sleeper edging. Pathway leading to rear entrance gate to parking.

*Service without compromise*

ADAMS & JONES

## Parking

Two allocated spaces just beyond the rear garden in residents parking area.

## Central Heating System

The property is centrally heated via a high efficiency electric air source heat pump.

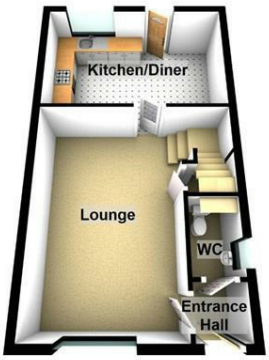
## Energy Performance Certificate

*Service without compromise*

ADAMS & JONES

## Floor Plan

**Ground Floor**
Approx. 38.9 sq. metres (419.1 sq. feet)

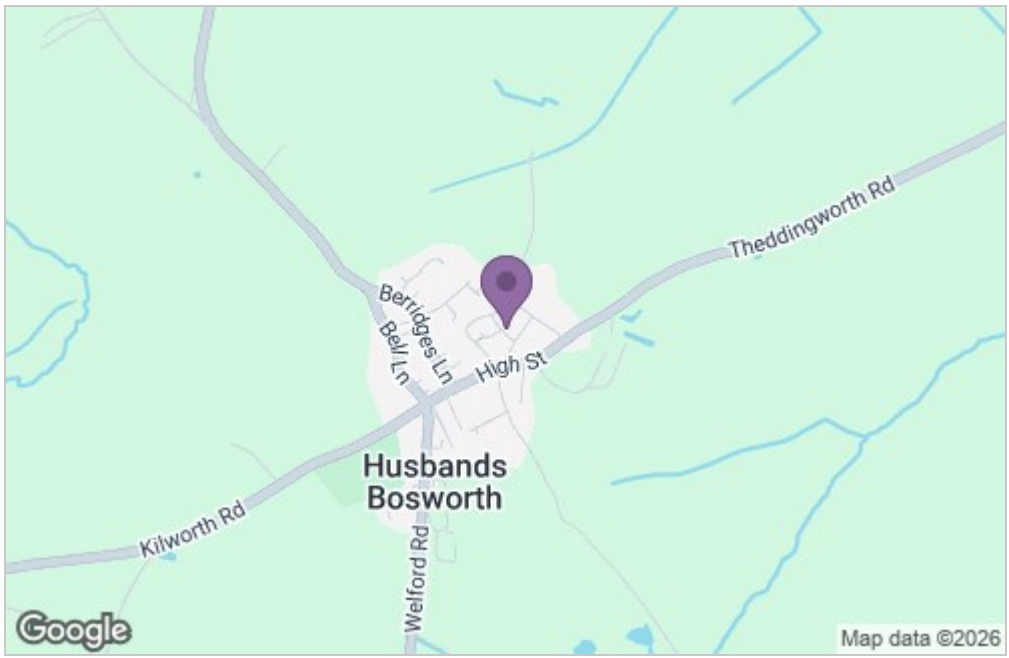



**First Floor**
Approx. 38.9 sq. metres (418.7 sq. feet)

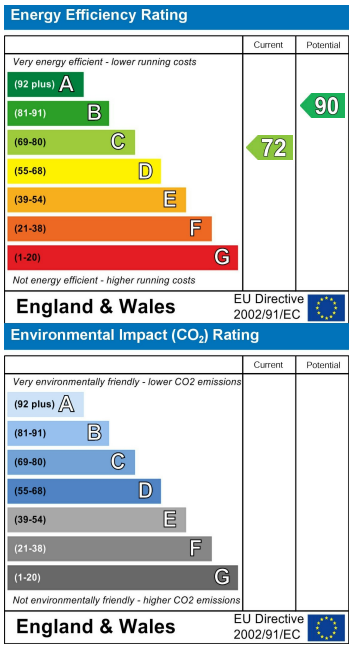
Total area: approx. 77.8 sq. metres (837.8 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph




*Service without compromise*