

## 7 Fernie Court, Husbands Bosworth, LE17 6LW



### Offers Over £325,000

A fantastic opportunity to acquire a beautifully presented and extended three storey house, located in Husbands Bosworth village, well located for commuting to Market Harborough or Lutterworth towns and the M1/M6 motorway network. This lovely home offers flexible living accommodation, a spacious kitchen opening out to an extended living/dining room, downstairs WC, a second reception room (or possible fourth bedroom if preferred) with a fantastic balcony overlooking the rear garden, three further double bedrooms with the Master having an en-suite and a newly fitted family bathroom. To the outside is a block paved driveway and access to the single garage and to the rear is a private, fully enclosed rear garden with patio area and lawn.

*Service without compromise*

## Entrance Hall



Accessed via a composite front door into Entrance Hall. Under stairs cupboard. Radiator. Telephone point. Doors off to: Kitchen/Living/Diner and Garage. Stairs rising to: First Floor.

## Kitchen/Living/Diner 22'8" x 16'2" (6.91 x 4.93)



The Kitchen area comprises: A selection of base and wall units with roll edge worktop and complimentary splash back. Integrated appliances include: A double electric fan assisted oven, five ring induction hob with extractor over, microwave, dishwasher and washing machine. There is also a space for an American freestanding fridge/freezer. To the living/dining area are bi-fold doors and three velux windows. There is wooden laminate flooring throughout and two radiators.

## (Kitchen/Living/Diner Photo Two)



## (Kitchen/Living/Diner Photo Three)



Downstairs WC 4'11" x 3'1" (1.50 x 0.94)



WC suite comprising: Low level WC and corner hand basin. Complimentary wall tiling and feature flooring tiling. UPVC double glazed window to front aspect. Chrome heated towel rail.

First Floor Landing/Study Area



Having a UPVC double glazed window to front aspect. Radiator. Storage cupboard. Doors off to: Living and Bedroom Three. Stairs rising to: First Floor

Living Room 16'5" x 12'2" (5.00 x 3.71)



UPVC double glazed windows and single door onto terrace overlooking the rear garden. Radiator. TV point. Feature fireplace surround.

(Living Room Photo Two)



(Balcony Photo)



Second Floor Landing



UPVC double glazed window to front aspect. Fitted shelving unit. Loft access. Doors off to: Bedrooms and Bathroom.

Bedroom Three 9'3" x 8'8" (2.82 x 2.64)



Bedroom One 14'8" x 9'4" (4.47 x 2.84)



Velux window to rear aspect. Radiator. Wooden laminate flooring.

UPVC double glazed window to front aspect. Built in triple wardrobe. Radiator. Wooden laminate flooring.

(Bedroom Three Photo Two)



(Bedroom One Photo Two)



Bedroom Two 12'10" x 9'4" (3.91 x 2.84)



UPVC double glazed window to front aspect. Radiator. Wooden laminate flooring.

En-Suite 6'9" x 5'5" (2.06 x 1.65)



Family Shower Room 6'8" x 6'3" (2.03 x 1.90)



Re-fitted shower room comprising: Double walk in shower, hand basin and low level WC. Feature wall and floor tiling. Heated towel rail. Velux window to rear aspect.

Re-fitted shower room suite comprising: Double walk in shower, hand basin and low level WC. Feature wall and floor tiling. Heated towel rail.



## Frontage & Garage



To the front is a block paved driveway providing parking for two vehicles and access to single garage with electrically operated sectional vehicle access door. The garage can be accessed via a door from the entrance hall and has the benefit of power and light.

## Rear Garden



To the rear is a delightful, fully enclosed and extremely private garden. There is a patio area and step up onto the lawn. To the rear of the garden is a wooden shed handy for storing garden tools.

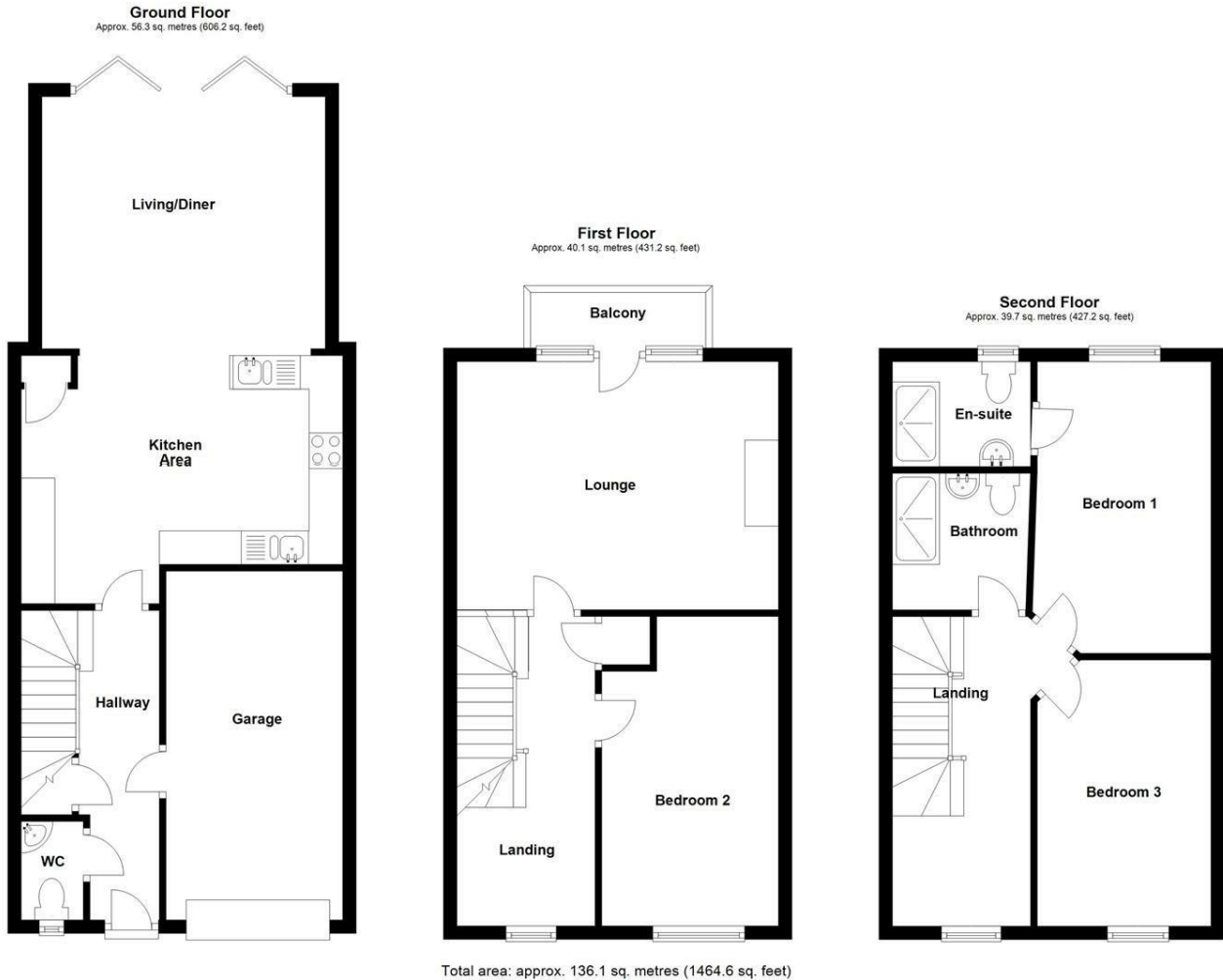
## (Rear Aspect Photo)



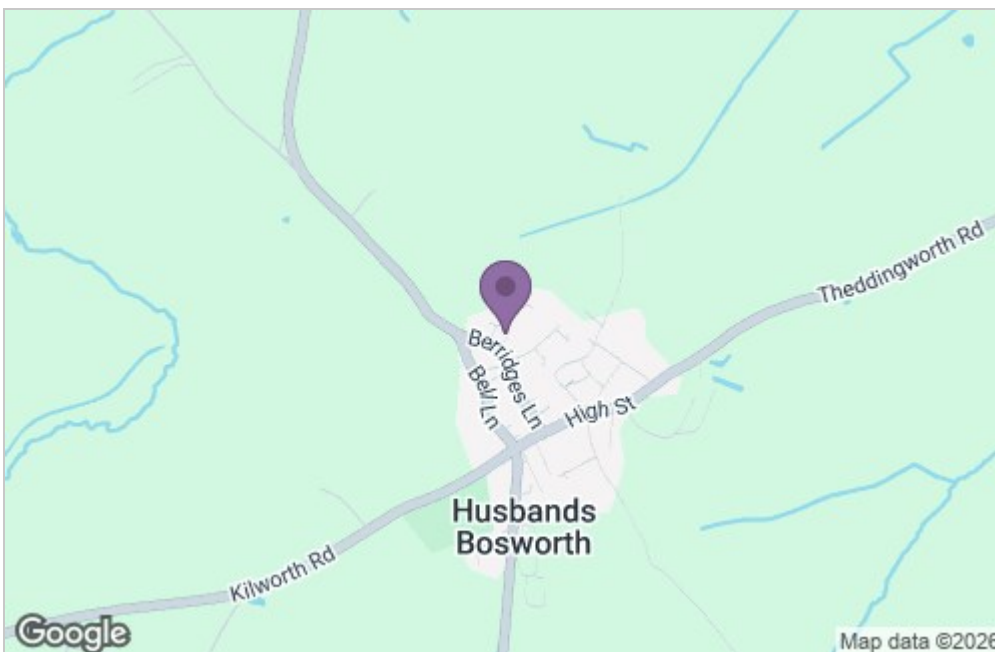
## Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

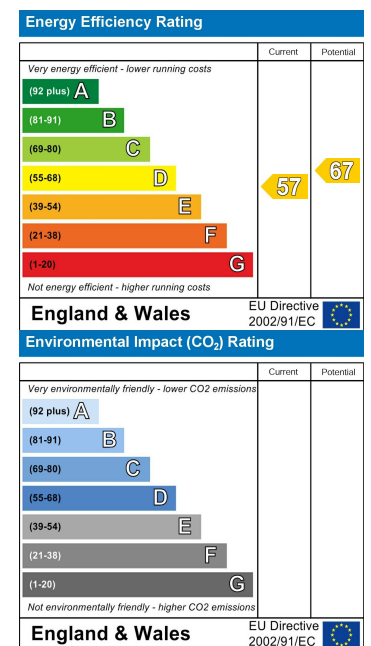
## Floor Plan



## Area Map



## Energy Efficiency Graph



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