

26 Mowsley Road, Husbands Bosworth, LE17 6LR



£275,000

Well located in a backwater part of this popular village is this immaculately presented semi-detached bungalow. The property has undergone a full refurbishment programme over the past year which includes energy efficient central heating via an air source heat pump, fitted shutters to windows and fully landscaped, easily maintained gardens.

The accommodation briefly comprises: Entrance hall, lounge, fitted kitchen, two double bedrooms and bathroom. There is also off road parking, an outside store and secure, private gardens.

An early internal viewing is highly recommended.

Service without compromise

Entrance Hall



Accessed via opaque double glazed composite front door. Two opaque double glazed picture windows. Wood laminate flooring. Radiator. Fitted double wardrobe. Access to boarded and insulated loft space. Solid oak doors to rooms.

Lounge/Diner 15'8 x 11'8 (4.78m x 3.56m)



Sliding double glazed patio doors opening out to the rear garden. Wood laminate flooring. Feature cast iron wood burning stove with slate tiled surround. Radiator. Fitted breakfast bar and open serving hatch to the kitchen.

(Lounge/Diner Photo Two)



Kitchen 9'0 x 7'5 (2.74m x 2.26m)



Having a selection of fitted base and wall units with a laminate worktop over with a 1 1/2 bowl stainless steel sink with drainer. There is a freestanding electric cooker, an integrated fridge/freezer, space with plumbing for both a washing machine and dishwasher. UPVC double glazed shuttered window to the front aspect, LED spotlights, vinyl flooring and a chrome heated towel rail.

(Kitchen Photo Two)



Bedroom Two 11'8 x 11'1" max (3.56m x 3.38m max)



Bedroom One 14'7 x 10'5" (4.45m x 3.18m)



Shuttered UPVC double glazed window to front aspect. Open clothes hanging space and box shelving. Fitted drawers and overhead storage cupboards. Wood laminate flooring. Boxed radiator. Television point.

Bathroom 6'2 x 5'6 (1.88m x 1.68m)



Shuttered UPVC double glazed window to rear aspect. Fitted wardrobes and airing cupboard. Radiator. Wood laminate flooring.

Panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

Front



The front garden is landscaped and tiered with gravelled and block paved patios and flower bed. There is parking for one car, timber lap fencing and secure timber gates leading to a wide side access.

Rear Garden



The private South East facing garden is fully enclosed and mainly slate tiled for easy maintenance. There are raised flower beds and high timber lap fencing affording the garden complete privacy. Double wrought iron gates lead to a wide paved side area with a timber store.

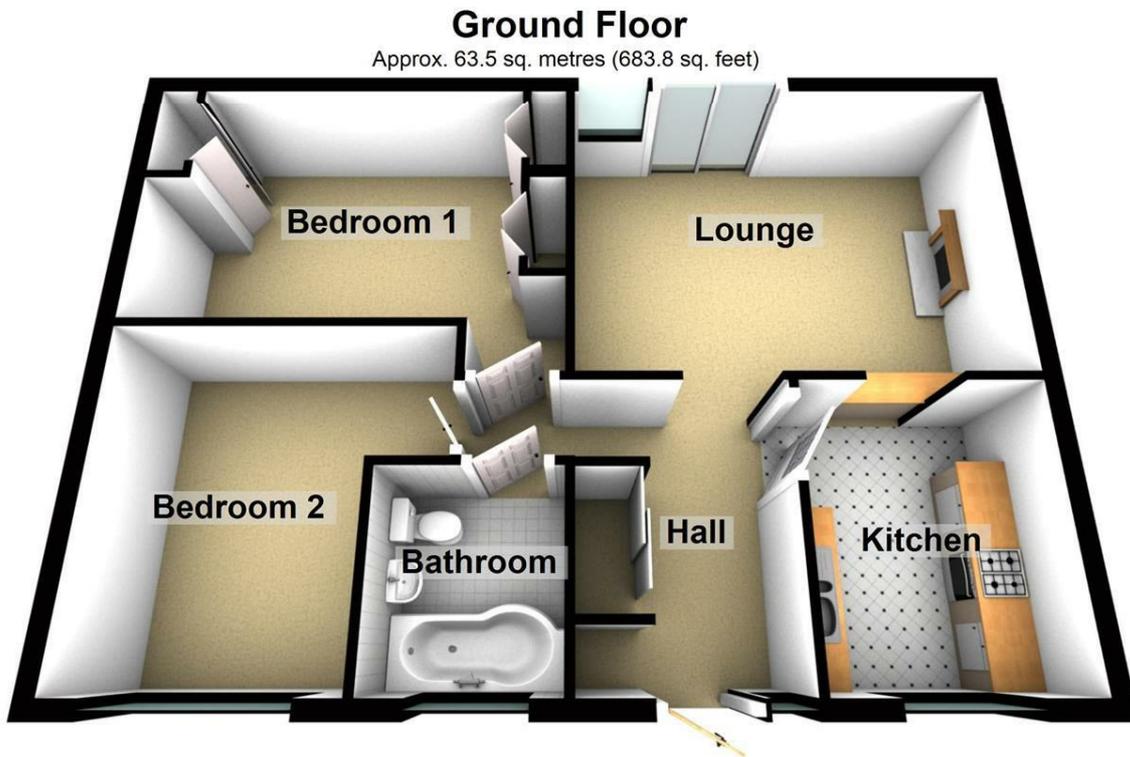
(Rear Garden Photo Two)



Store 7'0" x 7'4" (2.13m x 2.24m)

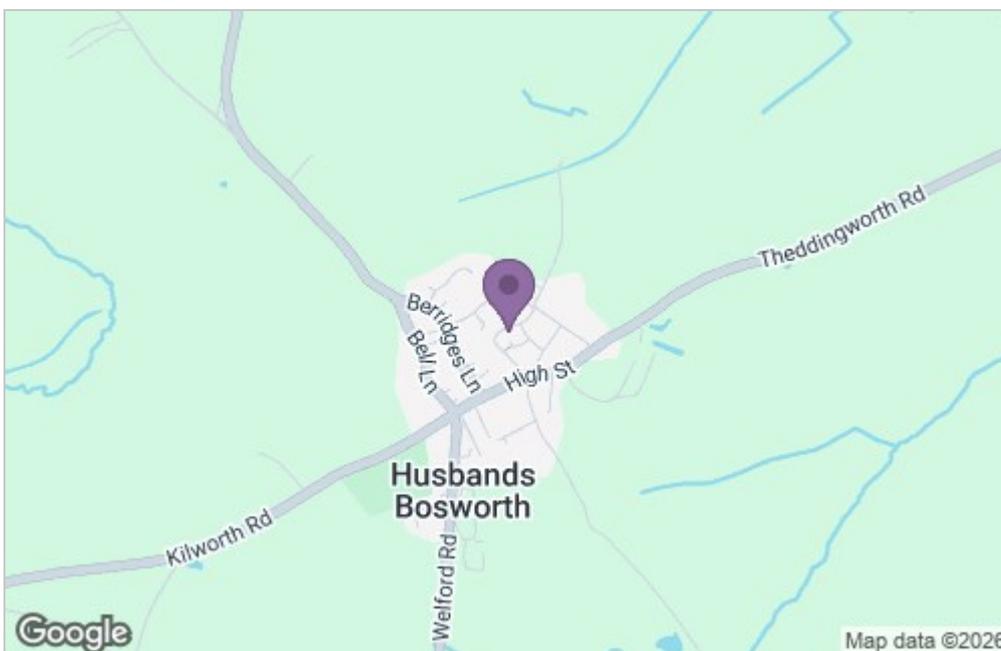
Timber constructed with sliding double glazed patio doors.

Floor Plan



Total area: approx. 63.5 sq. metres (683.8 sq. feet)

Area Map



Energy Efficiency Graph

