1 Gilby Close, Husbands Bosworth, LE17 6NH

*Service without compromise*

£270,000

Adams & Jones must give full praise to the current vendor of this property in taking what was already a very pleasant modern two bedroom end of terrace house, then adding a superb workshop/games room and office to the side/rear of its plot whilst also re-fitting the entire interior to an outstanding standard. The property is located on a desirable modern cul-de-sac in the highly regarded village of Husbands Bosworth, located between Market Harborough and Lutterworth towns and also providing easy access to Leicester City and the A14/M6 road networks.

The house itself is constructed to a high standard and benefits from an efficient air source heat pump providing underfloor heating to the ground floor and radiators to the first. Accommodation briefly comprises entrance hallway, ground floor w/c, beautifully fitted kitchen and lounge/diner with built-in tv/entertainment unit. To the first floor there are two double bedrooms, the main one benefitting from a large walk-in wardrobe, and there's a shower room with a large walk-in shower cubicle. To the outside there's a block paved driveway providing off road parking for two cars and a very nicely presented low maintenance rear garden. The timber constructed workshop/games room and office is situated to the side/rear of the property.

This fantastic home must be viewed to appreciate the standard and work that has been put in.

Entrance Hallway
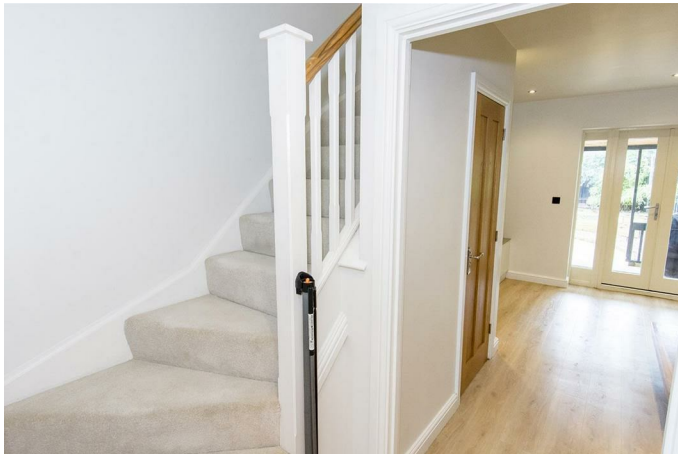
Composite double-glazed front entrance door. Karndean flooring. Under floor heating.

Kitchen 9'8" x 7'2" (2.95m x 2.18m)

Timber framed double-gazed window to front. Fitted with a range of wall and floor mounted units with micro-cement work tops and inset sink. Integrated dishwasher. Integrated fridge. Electric oven. Electric hob with extractor hood over. Space and plumbing for washing machine. Karndine flooring with under floor heating.

(Kitchen Photo Two)

(Kitchen Photo Three)

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Lounge/Diner 14'3" x 13'8" (4.34m x 4.17m)

Timber framed double-glazed French doors and side lights to the rear aspect. Built in tv/entertainment unit. Spotlights to ceiling. Candine flooring with under floor heating.

(Lounge/Diner Photo Two)

(Lounge/Diner Photo Three)

Ground Floor W/C

Opaque timber framed double-glazed window to front. W/C. Wash hand basin. Extractor fan. Karndean flooring with under floor heating.

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First Floor Landing

(Bedroom One Photo Two)

Bedroom One 10'6" to wardrobe doors x 9'4" (3.20m to wardrobe doors x 2.84m)

(Bedroom One Photo Three)

Timber framed double-glazed window to front. Walk-in wardrobe measuring 9'3" x 3'6 also with an opaque double-glazed window to front. Radiator.

Bedroom Two 14'5" x 7'9" (4.39m x 2.36m)

Timber framed double-glazed window to rear. Built-in cupboard housing. Open wardrobe with cupboards and hanging rails. Radiator.

(Bedroom Two Photo Two)

Shower Room

W/C. Wash hand basin over storage unit. Large walk-in shower cubicle. Shaver point. Heated towel rail.

Front

Block paved driveway and hard standing for two cars.

Service without compromise

Rear Garden

Paved pathway and patio with rain shelter over. Timber edged plant beds.

(Rear Garden Photo Two)
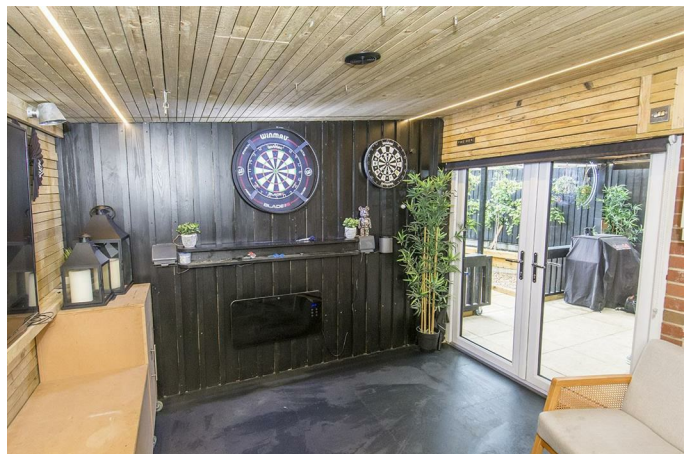

(Rear Garden Photo Three)

Workshop/Games Room 10'4" x 10'4" (3.15m x 3.15m)

UPVC double-glazed French doors from the garden. Timber double doors and window to driveway. Power connected.

(Workshop/Games Room Photo Two)

Service without compromise

Office 10'0" x 9'3" (3.05m x 2.82m)

UPVC double-glazed window to side. Double-glazed composite side entrance door. Built in desk and storage unit.
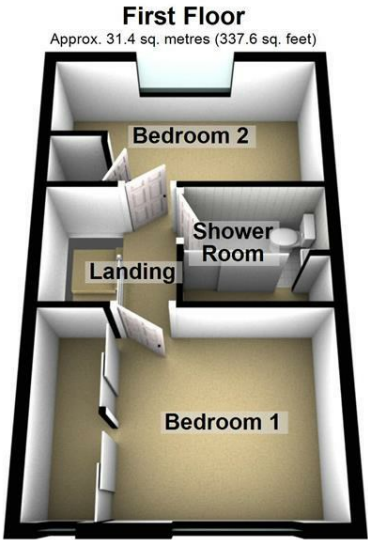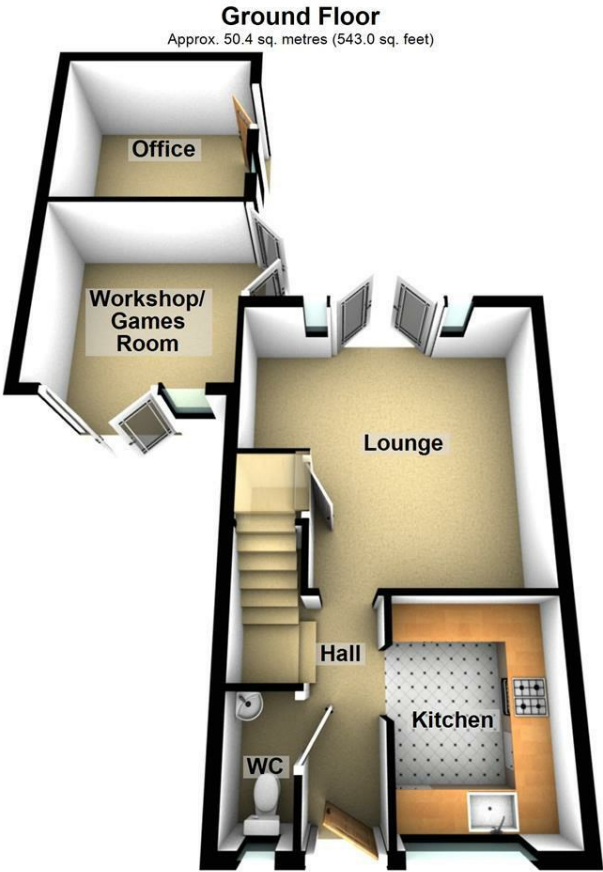
(Office Photo Two)

Rear Aspect

Floor Plan

Ground Floor
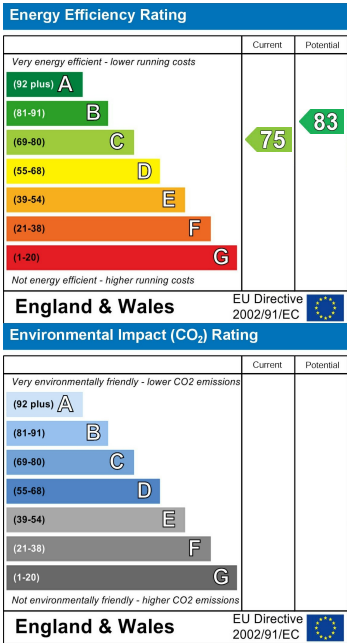Approx. 50.4 sq. metres (543.0 sq. feet)

Office

Workshop/
Games
Room

Lounge

Hall

Kitchen

WC

First Floor
Approx. 31.4 sq. metres (337.6 sq. feet)

Bedroom 2

Shower
Room

Landing

Bedroom 1

Total area: approx. 81.8 sq. metres (880.6 sq. feet)

Service without compromise

Area Map

Beridges Ln
Bell Ln
High St

A4304

**Husbands
Bosworth**

A4304

Welford Rd

Google

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales EU Directive 2002/91/EC