

18 Fernie Court, Husbands Bosworth, LE17 6LW



£321,123

Offering an impressive amount of square footage for its asking price is this spacious four bedroom, three storey modern property. It sits within a pleasant courtyard style development in Husbands Bosworth, conveniently sitting in between the towns of Market Harborough & Lutterworth, with an Adams & Jones office happy to help in each. Accommodation comprises hallway, WC, kitchen/diner, lounge with balcony, four bedrooms, en-suite & bathroom. Outside, there is a driveway, garage & an attractive rear garden.

Service without compromise

Lounge 16'11" x 16'5" (5.16 x 5.00)



16' 11" max narrowing to 10' 9" min x 16' 5" max narrowing to 9' 2" min (5.16m x 5.00m)UPVC double glazed rear entrance door and side lights to balcony overlooking the rear garden. Two radiators.



Balcony



With metal railings and overlooking the rear garden.

Bedroom Three 13'7" x 9'2" (4.14 x 2.79)



13' 7" x 9' 2" (4.14m x 2.79m) UPVC double glazed window to front. Radiator.



Bedroom Four 9'8" x 6'9" (2.95 x 2.06)



9' 8" x 6' 9" (2.95m x 2.06m) UPVC double glazed window to front. Radiator.

Landing

Loft access hatch. Airing cupboard.

Master Bedroom 16'8" x 9'3" (5.08 x 2.82)



16' 8" x 9' 3" (5.08m x 2.82m) UPVC double glazed window to rear. Radiator.



Master En-Suite 7'8" x 6'9" (2.34 x 2.06)



7' 8" x 6' 9" (2.34m x 2.06m) Opaque UPVC double glazed window to rear. White three piece suite comprising WC, wash hand basin and shower cubicle. Shaver point. Extractor fan. Part tiled walls. Tiled flooring.

Bedroom Two 14'0" x 9'3" (4.27 x 2.82)



14' x 9' 3" (4.27m x 2.82m) UPVC double glazed window to front. Radiator.



Bathroom 9'8" x 6'11" (2.95 x 2.11)



9' 8" x 6' 11" (2.95m x 2.11m) Opaque UPVC double glazed window to front. White three piece suite comprising WC, wash hand basin and panelled bath with built-in shower and glazed shower screen. Shaver point. Tiled flooring. Extractor fan. Part tiled walls.



Front

Driveway providing off road parking for two cars.

Integral Garage



Up and over vehicle access door. Internal door through to hallway.

Rear Garden



Slate pebbled garden with raised plant beds. Paved patio area. Timber fencing.



Wi-Fi Connection

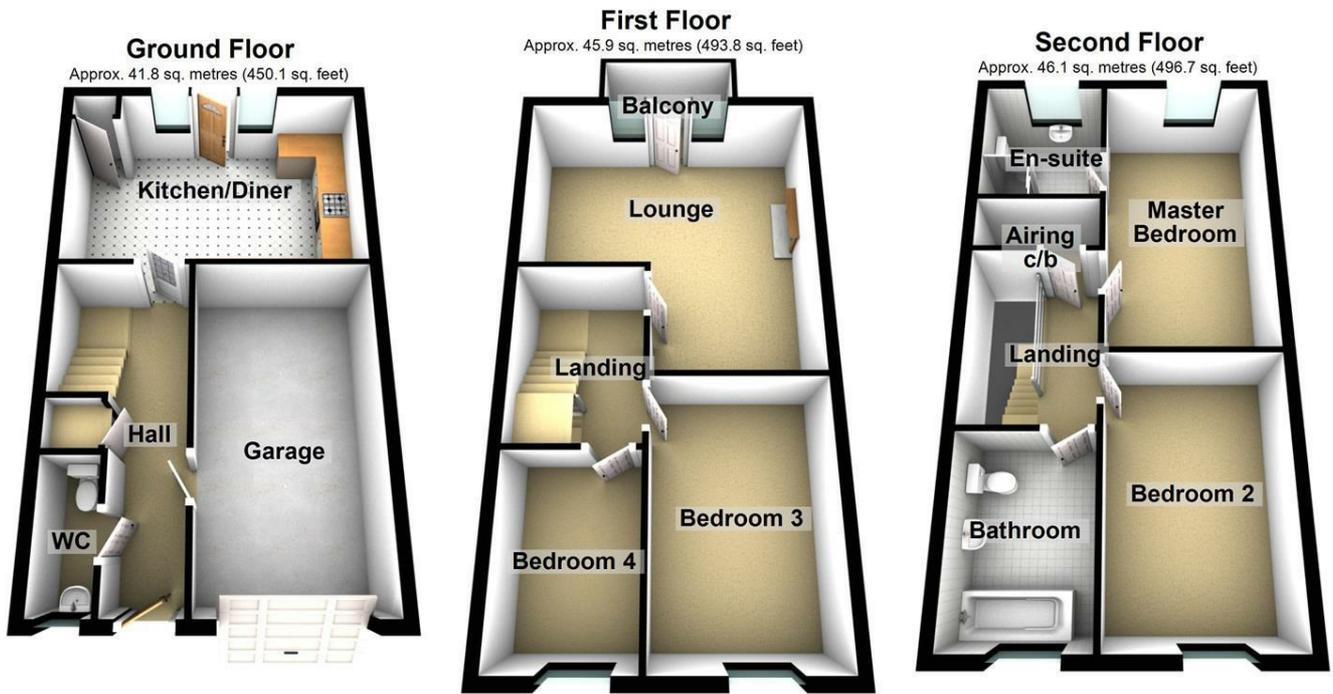


'Gigaclear' high speed wi-fi is currently available and connected to this property. Buyers would need to source their own contract to continue with this service following completion.

Note For Prospective Buyers

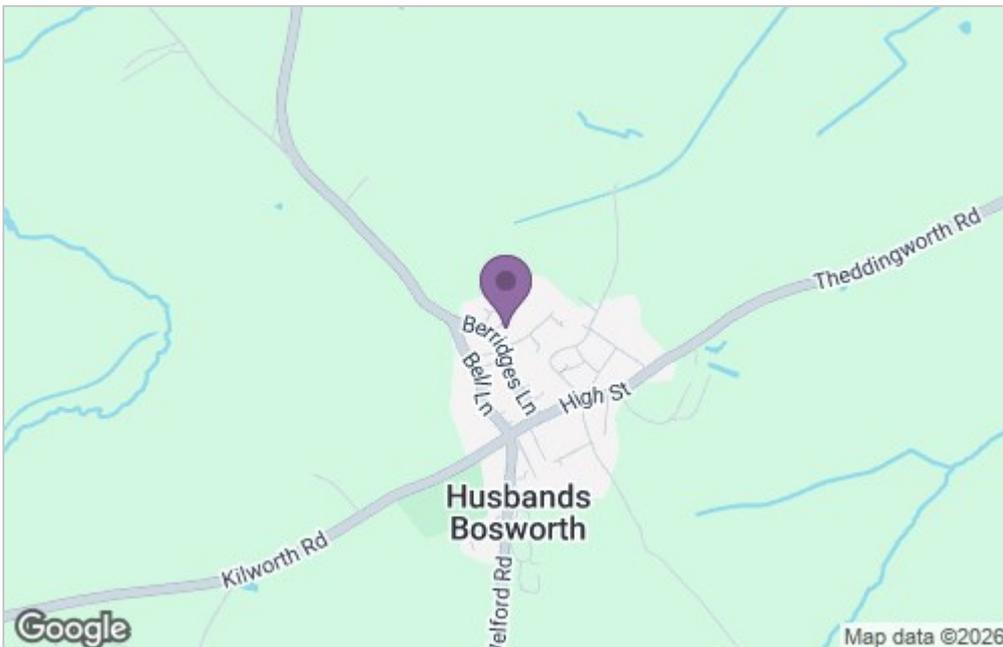
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 133.8 sq. metres (1440.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Service without compromise