

3 Gilby Close, Husbands Bosworth, LE17 6NH



£250,000

Occupying a pleasant and peaceful cul-de-sac location is this beautifully presented, recently re-decorated and re-carpeted two bedroom home. This delightful property offers light, bright and airy accommodation and is walking distance of an abundance of local village amenities to include: Shop, post office, primary school, pub and medical centre. Husbands Bosworth is also conveniently situated with easy access to excellent road and rail links being placed equidistant to the historic town of Market Harborough with mainline train links to London St Pancras, the A14 and M1 corridor. The accommodation briefly comprises: Entrance hall, kitchen, lounge/diner, WC, two spacious double bedrooms and family bathroom. Outside there is a front garden, driveway and a lovely rear garden. The property is offered to market with NO CHAIN!

Service without compromise

Entrance Hall

Accessed via composite double glazed front door. Telephone point. Luxury vinyl flooring. Stairs rising to the first floor. Ceiling down lighters. Opening through to the kitchen. Doors to: Lounge/diner and WC.

Lounge/Diner 14'3" x 13'9" (4.34m x 4.19m)



Ceiling down lighters. TV point. Under stairs storage cupboard. Underfloor heating. Double glazed French doors leading out to the rear garden.

Kitchen 9'8" x 7'5" (2.95m x 2.26m)



Double glazed window to the front elevation. Range of modern fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted base oven and four ring electric hob with extractor fan over. Fitted fridge and freezer. Space and plumbing for automatic washing machine. Over surface concealed lighting. Stainless steel single sink and drainer. Underfloor heating. Luxury vinyl flooring.

WC



Comprising: Low level WC and wash hand basin. Opaque double glazed window. Luxury vinyl flooring.

Landing

Timber balustrade. Access to fully boarded loft space for storage. Doors to: Bedrooms and bathroom.

Bedroom One 14'4" x 9'3" (4.37m x 2.82m)



Two double glazed windows to the front elevation. Radiator. Built-in wardrobe.

Bedroom Two 14'3" x 7'9" (4.34m x 2.36m)



Double glazed window to the rear elevation. Airing cupboard housing hot water cylinder. Radiator.



Bathroom



Comprising: Panelled bath with shower fitment over. Wash hand basin and low level WC. Heated towel rail. Complementary tiling. Ceiling down lighters. Electric shaver point.

Outside

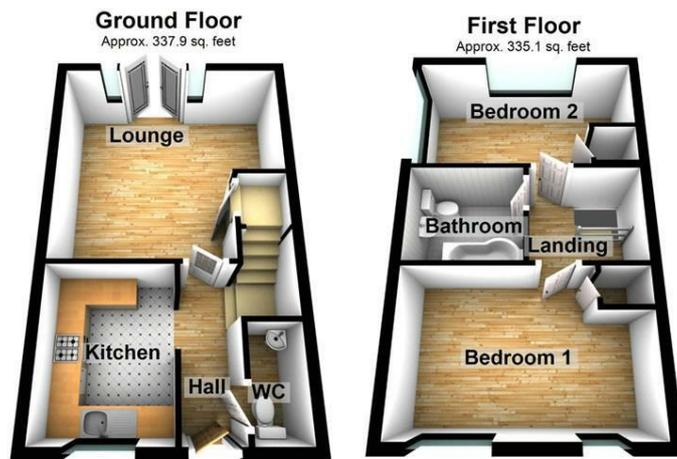


To the front of the property is a lawn area and pathway to front door. To the side is a block paved driveway providing off road parking for two cars. Gated side access to the rear garden. The rear wider than average garden is mainly laid to lawn having a paved patio area bordered by well stocked beds and planting. Extremely private and enclosed by timber lap fencing. Timber garden store.

Heating & Hot Water System

The property benefits from a recently installed (2021) air source heat pump that services the central heating system, underfloor heating and hot water. This is an extremely efficient system with lower than average running costs.

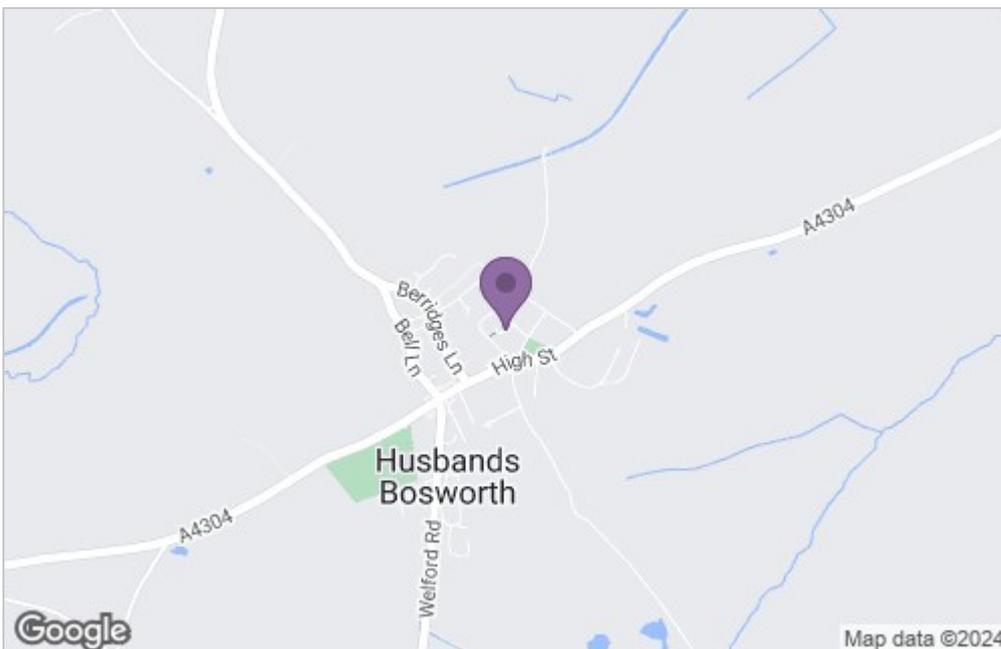
Floor Plan



Total area: approx. 673.0 sq. feet

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

