



Broad Lane Husbands Bosworth LE17 6FD







# Key Features

- An Impressive Five Bedroom Family Home
- Entrance Hallway, Guest Cloakroom
- Living Room With Wood Burning Stove
  - Dining Room, Study
- Stunning Living Kitchen With Countryside Views
- Principle Bedroom With Dressing Area & En-Suite
- Guest Bedroom With En-Suite, Three Further Bedrooms
- Family Bathroom, Shower Room
  - Double Garage , Car Standing
  - In All About 0.75 Acres







## The Property

The Willows comprises an outstanding 5 bedroomed detached family residence built to a bespoke design in 2022 by W & J Parker Ltd set within gardens and paddock land extended to approximately 0.75 acres, enjoying spectacular views over open countryside on the edge of the popular south Leicestershire village of Husbands Bosworth.

The popular village of Husbands Bosworth is conveniently located approximately 7 miles equidistant of Market Harborough and Lutterworth, and some 14 miles south of the city of Leicester. The village has a fantastic community spirit revolving around the highly regarded primary school, fine public house which is now under new management offering a full and varied menu, Springfield supermarket and post office, GPs surgery, dentist, cafe, historic churches and many scenic walks around the village. Both Market Harborough and Lutterworth offer more comprehensive shopping and supermarket facilities. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, the A14 lies to the south and the M1 is accessible at Junction 20.



Arranged over three floors, the exceptionally spacious double bay fronted family home is approached via an impressive entrance hall with staircase off with useful storage space below and a guest cloakroom.

The living room has a feature fireplace with a wood burning stove and bay window to front, there is a separate dining room also with bay window and the study has been fitted out with a range of useful storage units and shelving and enjoys views to the side elevation,

The spectacular open plan living kitchen of excellent size has been fitted to a high specification with designer Hacker German fitted units, Cimstone Quartz worktops, Siemens appliances include twin ovens, induction hob set within the feature island unit with hood above, dishwasher, fridge and freezer. Both the family area and kitchen have bi-fold doors which boast direct access to an extensive patio to the rear creating wonderful entertaining space. There is also a fitted utility room off that gives access through into the garage .

To the first floor off a central galleried landing with built-in airing cupboard is the principal bedroom suite that boasts views over the rear garden and open countryside to the rear, there is a dressing area with a good range of wardrobes which in turn leads through superb en-suite bathroom fitted with a three piece white suite comprising of twin wash basins set on a floating vanity unit, walk in shower and w/c. . Bedroom two also has an en-suite shower room, and bedroom three is served by a luxury family bathroom.

To the second floor there are two further double bedrooms with feature sloping ceilings and a shower room.

Outside to the front there is a landscaped garden with driveway giving access to a good sized double garage. The rear garden is ideal for alfresco dining with has a large sweeping patio area with







pergola, a step leads down to a shaped lawn, with well stocked borders and a decked foot bridge with hand gates that leads into the orchard beyond that is planted out with apple trees, vehicular gated access is from Broad Lane.





















# Floorplan

Approximate Gross Internal Area  
232.4 sq. m. (2502 sq. ft.)  
Garage At 37.3 sq. m. (401 sq. ft.)  
Total 269.7 sq. m. (2903 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk





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