



DAVIDSONS  
HOMES



STYLISH  
LIVING

Welcome to Davidsons  
at Little Bowden,  
Market Harborough



LITTLE  
BOWDEN

◆◆◆  
MARKET HARBOROUGH



GREAT  
LOCATION





# Davidsons Homes offers a selection of 2, 3, 4 and 5 bedroom homes at Little Bowden.

The Sunday Times once claimed Market Harborough to be a “middle-class fairy tale” and one step in the area proves the title. It’s also easy to understand why it is also recognised as one of the top ten places to live in the Midlands. For, if you’re fortunate enough to visit or live in the area, you will notice these few things: the pace is calmer than the rush of city life, the quality of near enough everything feels better, and the people seem happier.

Treading the borders of both Northamptonshire and Leicestershire, Market Harborough is noted as being a hotspot for small businesses – and staying true to its market town roots – it’s considered a delightful shopping destination, too.

With all of this in mind, as a resident of Little Bowden, you can be sure of one thing: for many reasons, your quality of life will be bolstered.

Space is in abundance at Little Bowden; that is with the spacious living areas of our 2 – 5 bedroom homes, and also through the stunning greenery present throughout the town. Elegance is also well-represented; with the clean and crisp interiors throughout the development, through to the picturesque backdrop the area provides.

Although everything you could need to live comfortably is available within the town – with independent market stalls, shops, cafes and restaurants splayed across Market Harborough – for residents wanting a taste of a livelier way of living, the town boasts excellent links to larger cities, including London, Birmingham and Leicester.

*All this and more awaits you at Little Bowden!*



LOCATED A  
SHORT WALK TO  
THE TOWN CENTRE

MONTHLY FARMERS  
MARKETS WITH  
OVER 20 STALLS OF  
LOCAL PRODUCE

A DEVELOPMENT OF  
2, 3, 4 & 5 BEDROOM  
HOMES IN THE  
TOWN OF MARKET  
HARBOROUGH,  
LEICESTERSHIRE





*Stylish Living*

THREE  
GENERATIONS OF  
THE WILSON  
FAMILY HAVE  
TAKEN PRIDE IN  
BUILDING HOMES IN  
THIS AREA



EACH DAVIDSONS  
HOME IS BUILT  
WITH CARE AND  
CRAFTSMANSHIP,  
OTHERWISE IT'S  
NOT A DAVIDSONS  
HOME



Building homes not  
only for you, but for  
generations to come.

*That's the Davidsons  
difference.*

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the

traditions lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build desirable places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.



[www.davidsonshomes.co.uk](http://www.davidsonshomes.co.uk)







SUPERMARKETS,  
HOSPITAL,  
TRAIN STATION,  
SCHOOLS,  
PARKS &  
GREEN SPACES  
CLOSE BY



GREAT FOR FAMILIES  
OR YOUNG  
PROFESSIONALS ALIKE



THE ICONIC  
FOXTON LOCKS  
JUST A  
STONES THROW  
AWAY

# At Davidsons, we understand everyone is different and choice is important to us.

Here at Davidsons Homes, we build a home with the buyer at the forefront of everything we do. We create interior spaces that are well thought out and crafted with comfort and convenience in mind, including pre-wired cables for your plasma TV, outside taps for you to water your new garden, power and lighting in your garage, right through to soft-closing toilet seats. Our kitchens feature top brand appliances and

the best quality tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

*Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.*

BUILDERS  
&  
PLACEMAKERS  
Est. 2007

3 Generations of Housebuilders


[www.davidsonshomes.co.uk](http://www.davidsonshomes.co.uk)







OUR BATHROOMS  
ARE FITTED  
WITH DESIGNER  
SANITARYWARE AND  
TILES



OUR KITCHENS BENEFIT  
FROM HIGH-END  
APPLIANCES AND THE  
BEST QUALITY TILES  
AND SURFACES



## Got a house to sell? Talk to us about *Part Exchange!*

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move.

You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.



*Great Spaces*

### Financial advice available.

Please speak to your development sales manager  
who will be happy to help.

*Elegance*



## THE LOCAL AREA

Places of Interest

### within 15mins drive

<b>Market Harborough Town Centre</b> Traditional Market town with shops, cafés and restaurants.	1 mile away
<b>The Old Grammar School</b> Lovely old grammar school in the heart of Harborough.	1 mile away
<b>Harborough Museum</b> The museum celebrates Market Harborough's history as a historic market town	1 mile away
<b>Foxton Locks</b> Canal locks with visitor centre, pubs and restaurants.	5 miles away
<b>Welland Park</b> Green space in heart of Harborough with tennis courts and café.	1 mile away
<b>Farndon Fields Farm Shop</b> Farm shop with local produce and a great restaurant.	2 mile away
<b>Oxendon Tunnels</b> Cycle route from the historic tunnels, from the disused railway line.	3 miles away
<b>West Lodge Farm Park</b> Children's petting farm park.	4 miles away



## THE LOCAL AREA

Places of Interest

### within 40mins drive

<b>Rutland Water</b> Offers everything from walking and cycling to fishing and watersports.	23 miles away
<b>Wistow Maze</b> Enjoy a fun day out exploring one of the country's largest maize mazes.	10 miles away
<b>Bruntingthorpe Airfield</b> Bruntingthorpe Aerodrome is a privately owned airport near the village of Bruntingthorpe.	14 miles away
<b>Rockingham Castle</b> An amazing Norman castle built under the instruction of William the Conqueror.	10 miles away
<b>Mini Meadows Farm</b> A lovely children's farm park and great value family day out.	10 miles away
<b>Harrington Aviation Museum</b> Museum with exhibits about USAAF bomber group, clandestine WWII missions.	7 miles away
<b>Avalanche Adventure</b> Outdoor activities, quad biking, off road driving, clay pigeon shooting and more.	8 miles away
<b>Shopping at Fosse Park</b> Large out of town shopping area.	17 miles away
<b>Corby Boating Lake</b> A lovely facility at the heart of Corby, fishing, children's play area and Café	10 miles away
<b>New York Thunderbowl, Kettering</b> Family-friendly bowling alley with high-tech lanes and ramps for kids, plus American pool tables.	11 miles away
<b>Laser Zap Attack, Kettering</b> Laser Tag.	10 miles away
<b>Corby Swimming &amp; Diving Pool</b> Swimming pool and Leisure Centre.	10 miles away
<b>Gravity Leisure Park, Corby</b> Trampoline park.	11 miles away





## Bars & Restaurants

<b>Mercado Lounge, Market Harborough</b> Casual laid back lounge serving great food and drinks.	1 mile away
<b>The Oat Hill, Market Harborough</b> Modern British food in a modish gastro pub with oak panels, Chesterfield sofas and open fires.	1 miles away
<b>The Waterfront, Market Harborough</b> Converted wharftside building with waterside patio looking onto the boats, plus Sunday carvery.	2 miles away
<b>Dim Sum Master (Asian), Market Harborough</b> This hidden gem in Harborough Market serves a delicious choice of authentic dim sum, steamed dumplings, and a few Chinese soups, rice and noodle dishes.	1 mile away
<b>Everest Lounge (Indian), Market Harborough</b> Offering authentically prepared Nepalese, Tibetan and Indian Cuisine.	1 mile away
<b>Veneto (Italian), Market Harborough</b> Traditional Italian made to order.	2 mile away
<b>The Farmers Kitchen, Market Harborough</b> Relaxed cafe style kitchen serving the famous Farmer's breakfasts, afternoon teas and lunch menu.	2 mile away
<b>The Red Lion, Great Bowden</b> Modern pub serving food. Look out for their signature Sunday roast.	2 miles away
<b>Ascough's Bistro, Market Harborough</b> A stylish and relaxed dining experience. Serving delicious contemporary dishes.	1 mile away
<b>The Three Swans Hotel &amp; Restaurant, Market Harborough</b> Hotel, eatery and coffee house. Serving modern British.	1 mile away



## Cafés & Bakeries

<b>Bowden Stores, Great Bowden</b> An independent coffee house & homewares store, offering great vibes from Tues-Sun.	2 miles away
<b>Aldwinckles Coffee, Market Harborough</b> A welcoming calm oasis set behind its own private courtyard, just off the bustling shopping area.	1 mile away
<b>Blend Coffee and Cakes, Market Harborough</b> Great little independent coffee place!	2 mile away
<b>Natures Pantry, Market Harborough</b> Fast food that is real and wholesome and cooking classes to show children real food is just as tasty.	1 mile away
<b>Milo's Café, Market Harborough</b> Great coffee and homemade cakes.	1 mile away
<b>Sweet Pea' Tea Room, Market Harborough</b> Traditional English tea room.	4 mile away
<b>The Garage Bakehouse, Market Harborough</b> Artisan bakery serving fresh bread, Sandwiches and cakes. Best bread in town!	1 mile away
<b>Wesses Bakery, Market Harborough</b> Traditional bakery serving bread, sandwiches and cakes.	2 mile away
<b>Hambleton Bakery, Market Harborough</b> Traditional Bakery.	2 mile away
<b>The Café at Welland Park, Market Harborough</b> Small cafe nestled in Welland park.	2 mile away





## TRANSPORT LINKS



### Market Harborough Train Station

30min walk or 7min drive away

Trains to Leicester every 30min

Trains to London St Pancras every 30min

### Drive Times

to Leicester (via A6)	37min
to London (via M1)	2hr 10min
to Birmingham (via M6)	56min
to Northampton (via A508)	33min
to Nottingham (via M1)	1hr 8min



### Airports

East Midlands Airport (EMA)	30miles – 46min
Birmingham (BHX)	34miles – 53min
London Luton(LTN)	48Miles – 1hr 20min
London Heathrow (LHR)	73miles – 1hr 44min
Manchester (MAN)	83miles – 2hr 13min

All are accessible through train links / buses  
Potential connections, or change of transport

## LOCAL AMENITIES



### Supermarkets

Waitrose	0.5 miles away
Sainsburys	0.5 miles away
Co-op	1 mile away
Aldi	0.5 miles away

### Hospital A&E

St Lukes	1 mile away
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### Gyms & Leisure Centres

Snap Fitness	2 miles away
More Fitness (7 day Free Trial)	2 miles away
Bruno's Gym	1 mile away
Harborough Leisure Centre	2 miles away
Training Shed	1 mile away

### Nurseries

Busy Bees	3 Stars
Castle Lane Day Nursery	4 Stars
Little Angels Nursery	5 Stars
Caterpillar Day Nursery	5 Stars
Kiddi Caru Day Nursery & Preschool	4.5 Stars

## LOCAL SCHOOLS

**Church of England Academy Primary**  
Lubnam 1 mile Wellington 0.5 miles

Ofsted Good

**Welland Park Academy Secondary**  
Lubnam 1 mile Wellington 1.5 miles

Ofsted Good

**Robert Smith Academy 6th Form**  
Lubnam 1.5 miles Wellington 1 mile

Ofsted Good

**Little Bowden Primary School**  
Lubnam 2 miles Wellington 2 miles

Ofsted Good

Surrounding areas also have amazing schools within Harborough.

Manor high school, Gartree high school, Beauchamp college, Welland park academy

## BROADBAND PROVIDERS ON-SITE

SSE Unlimited Fibre Broadband

35MB\*

TalkTalk Fibre

65-67MB\*

NOW Broadband Super Fibre

63MB\*

Fibre

2-67MB\*

Speeds may vary. For the most accurate information, please ask your customer service representative.\*





**Davidsons at Little Bowden**

Kettering Road,  
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Leicestershire,  
LE16 8FL

**01908 887 259**



**Make an enquiry today**

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LE67 6HP

**01530 261444**

**South Midlands Office**

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Blisworth Hill Farm  
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