



Berry Close, Great Bowden, Market Harborough, LE16 7ES



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Property Description

An attractively styled and superbly appointed four bedroomed detached family house built by Redrow Homes in about 2019 occupying an exclusive cul-de-sac setting on the fringes of the highly desirable south Leicestershire village of Great Bowden handy for the many amenities and rail links in the thriving town of Market Harborough.





Key Features

- Detached 4 bedroomed family House
- Built in 2019 by Redrow Homes
- Gas central heating, double glazed and solar panels
- Attractive lounge
- Large living kitchen
- Principal bedroom with en suite
- 3 further bedrooms
- Family bathroom
- Spacious single garage
- Landscaped gardens

Price Guide
£525,000

The beautifully presented and well proportioned accommodation benefits from gas fired central heating, UPVC double glazing and solar panels, and is approached via an open porch entrance and entrance hall with storage cupboard beneath the staircase, attractive lounge with bay window to front, and a stunning living kitchen with dining area having French double doors leading out to the gardens, and a superbly appointed kitchen area with quality built-in appliances and Amtico flooring. Also there is a utility room and a downstairs cloakroom/wc.

On the upper floor off a spacious landing having wonderful storage space off, is the principal bedroom with bay window to front and built-in wardrobes, together with an en-suite shower room. There are three further bedrooms of good size, served by a superb family bathroom with shower over the bath.

To the front of the property is a landscaped garden and two parking spaces giving access to a single integral garage. The rear garden includes a paved patio immediately to the rear of the house, and lawned area with beautifully stocked flower and shrub borders.

LOCATION

Berry Close lies off Station Road on the fringes of the highly desirable village of Great Bowden, which has a range of local amenities centred around The Green including a village shop, post office, tea rooms, village hall, historic church and primary school. The adjoining town of Market Harborough has more comprehensive shopping and supermarket facilities, schools, bars, restaurants, leisure centre and theatre. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, and the M1 is accessible at Junction 20.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating, UPVC double glazing and solar panels, the stylishly appointed interior comprises:

GROUND FLOOR

OPEN PORCH ENTRANCE

With external lighting.

ENTRANCE HALL

Composite entrance door with double glazed and leaded inset, staircase off with useful cupboard beneath, radiator within casement surround.

LOUNGE

16'6" x 10'9" into bay

UPVC double glazed and leaded bay window to front, feature panelled wall and radiator.

LIVING KITCHEN

21'7" x 12'0" max

An exceptionally spacious living kitchen with Amtico flooring, double glazed French double doors with matching side panelled leading out to the rear garden, radiator. Superbly appointed kitchen area with extensive range of base and wall cupboards, several drawers, stainless steel twin bowl sink unit with chrome mixer tap over, integral dishwasher, built-in double oven and grill, four ring gas hob unit with canopy extractor hood over, integral fridge/freezer, wood effect working surfaces with ceramic tiled surrounds, double glazed window overlooking the rear garden, ceiling spotlights, concealed lighting beneath wall cupboards and useful recessed store.

UTILITY ROOM

5'9" x 6'7"

Stainless steel sink unit with chrome mixer tap over, working surface, plumbing facilities for automatic washing machine and rear door leading out to garden.

CLOAKROOM/WC

White suite comprising low flush wc, wash hand basin, wood effect flooring, radiator, double glazed window and spotlights.

FIRST FLOOR

LANDING

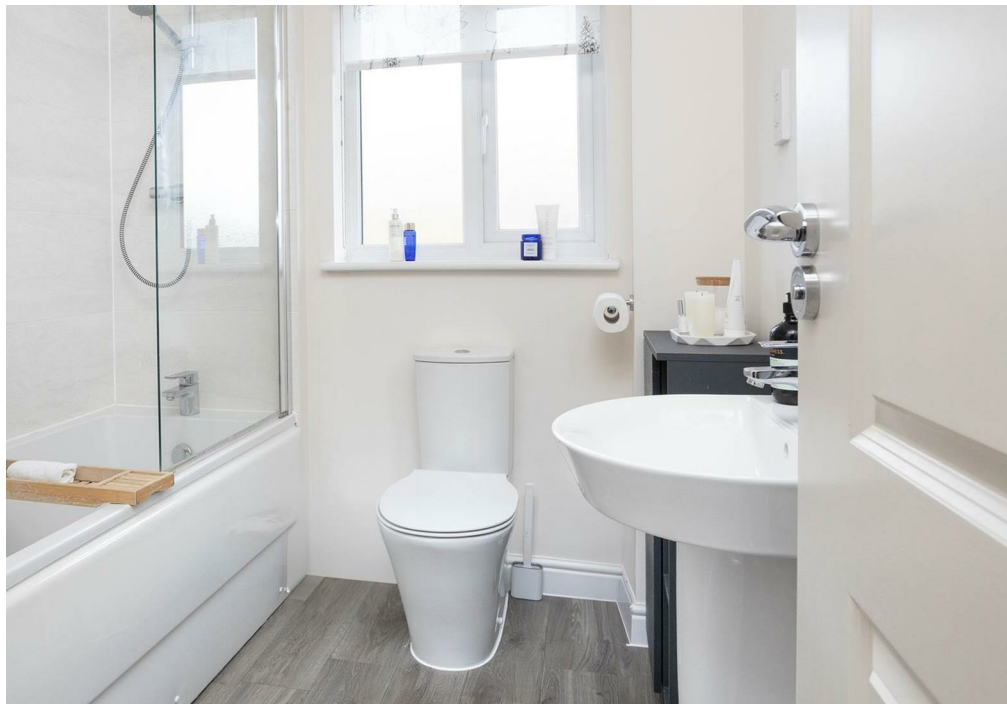
With built-in airing cupboard and store, access hatch to roof space and radiator.

PRINCIPAL BEDROOM

14'5" into bay x 10'9"

UPVC double glazed and leaded bay window to front, two recessed double wardrobes, radiator.





EN-SUITE SHOWER ROOM

Quality white suite comprising fully tiled shower cubicle, glazed in-fold door, wash hand basin with mixer tap over and mirror, low flush wc, chrome heated towel radiator, ceiling spotlights, extractor fan and double glazed window.

BEDROOM TWO

10'0" x 14'1" max

Double glazed and leaded window to front, radiator.

BEDROOM THREE

12'0" x 10'9" max

Double glazed and leaded window to front, radiator.

BEDROOM FOUR

9'10" x 9'8" max

UPVC double glazed window overlooking the rear garden, panelled effect to walls, radiator.

BATHROOM/WC

6'8" x 7'10" max/5'10" min

Superb white suite comprising panelled bath, mains shower over, glazed shower screen, wash hand basin, low flush wc, chrome heated towel radiator, electric shaver socket, ceiling spotlights, extractor fan and double glazed window to rear.

OUTSIDE

Brick block paved driveway for two cars, lawned area with flower and shrub beds, screened bin store.

GARAGE

19'0" x 10'0"

With up and over door to front, power and lighting.

Attractively landscaped rear garden with paved patio immediately to the rear of the house, lawn, well stocked flower and shrub borders, fenced surrounds, variety of trees providing a high degree of summer privacy, electric point, lighting, side entrance with gate.

PROPERTY INFORMATION

The tenure is freehold. There is an estate charge of approximately £200 per annum for the upkeep of communal open spaces within the development. Further information from the vendors.

SOLAR PANELS

10 x 800 w panels. 3 kWh Smart Battery (charges itself at off-peak times/rates to power the house throughout the day, staying off-grid). Excess energy is fed back to the grid and also used to heat the hot water. Further information from the vendors.

PLANNING POTENTIAL

Plans have been drawn up for a potential kitchen extension, subject to planning, although thought to be suitable under permitted development rights. Interested parties must liaise with Harborough District Council Planning for further guidance, and plans are available from the vendors if required.

STAMP DUTY from 23rd September 2022

Normal Rate

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million - 10%

Over £1.5 million - 12%

First Time Buyers

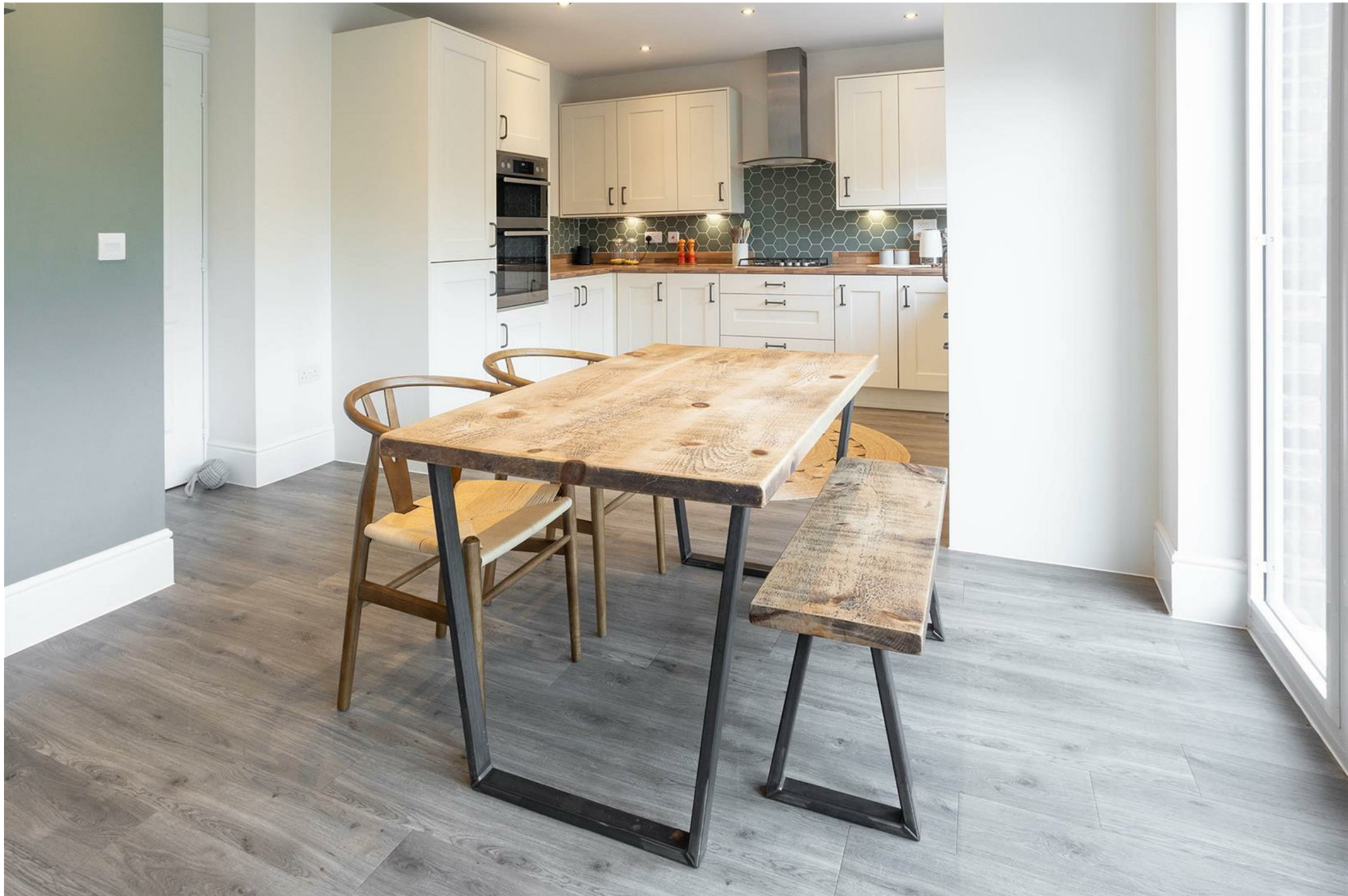
UP to £425,000 - 0%

£425,001 to £625,000 - 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:

<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>

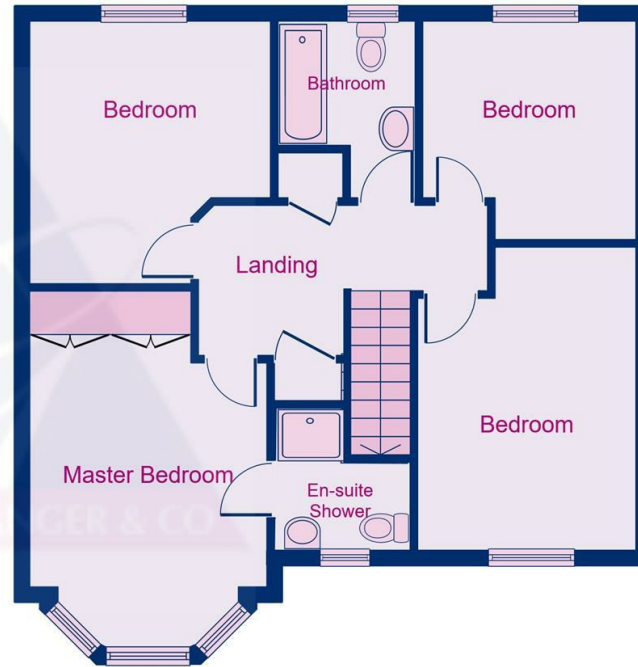


Floorplan



Ground Floor

Floor Area (Gross Internal) 50.5 sq.m. (543 sq.ft.) approx



First Floor

Floor Area (Gross Internal) 64.6 sq.m. (695 sq.ft.) approx

Created using Vision Publisher™



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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