



**Launde Park, Market Harborough, LE16 8BH**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
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# Property Description

A well appointed and surprisingly spacious two bedroomed semi-detached bungalow situated within a highly convenient and sought after residential area just to the south of town. With the benefit of gas fired central heating and UPVC double glazing, the accommodation includes a well appointed breakfast kitchen with built-in appliances, lounge with attractive fireplace, inner hall off which is a large store, recently refitted wet shower room, and two double bedrooms, both of which have French double doors leading into a superb conservatory enjoying stunning views. To the side of the property is a brick garage, extensive parking to the front, and the rear garden is attractively landscaped and of excellent size, with a hand gate leading through to a small spinney backing onto the railway line.

Little Bowden is a highly sought-after residential area just to the south of town, handy for the railway station, local schools, shopping and supermarket facilities, a local park, historic church and sporting and leisure opportunities.







## Key Features

- 2 bedroomed Semi-detached bungalow
- Lovely position in Little Bowden
- Close to station and shops
- Gas central heating and UPVC double glazing
- Delightful garden
- Lounge and conservatory
- Fitted breakfast kitchen
- 2 bedrooms
- Refitted shower room/wc
- Garage and parking

**Offers Over  
£300,000**







Approximate Gross Internal Area  
68.9 sq. m. (742 sq. ft.)  
Garage At 13.0 sq. m. (140 sq. ft.)  
Total 81.9 sq. m. (882 sq. ft.)



Garage  
Floor area 13.0 sq.m. (140 sq.ft.) approx  
Floor area 68.9 sq.m. (742 sq.ft.) approx

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



EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority  
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Market Harborough (Sales) office  
on 01858 431315

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