



Connells

The Green
Great Bowden Market Harborough



Property Description

This stunning two bedroom cottage has been maintained to a fantastic standard throughout and is packed full of charming, period features such as open fireplaces, exposed original wooden beams, rustic oak doors and wooden flooring. Set back from the road behind a small front garden, the cottage opens into the spacious yet cosy sitting room with a large front facing window overlooking the village green. This room features a charming brick fireplace fitted with a remote electric fire and opens directly into the dining area and kitchen. The kitchen also features an extremely useful pantry/utility space and overlooks the pretty and private rear garden. Upstairs, the master bedroom also overlooks The Green and is very sizeable for the style of property. A further, well sized second bedroom sits towards the back of the property and the upstairs portion of this wonderful cottage is completed with a contemporary and stylish three piece family bathroom.

The cottage fronts onto The Green within the heart of the highly sought after south Leicestershire village of Great Bowden which has a fine selection of shops, post office, tea rooms, village hall, school, sporting and recreational opportunities, a fine parish church and public houses. Great Bowden conveniently lies adjacent to the thriving town of Market Harborough which has mainline rail services to London St Pancras, shopping and supermarket facilities, schools, bus services, bars, restaurants, a theatre and leisure centre.

Ground Floor

Sitting Room

11' 6" x 10' 11" (3.51m x 3.33m)

Paneled entrance door, multipane glazed window to front with views over The Green, feature brick fireplace with oak mantle, remote electric fireplace on tiled hearth, full height double cupboards to either side, oak flooring, beam to ceiling, radiator and wall light points.

Dining Room

8' 8" x 8' 1" (2.64m x 2.46m)

With oak boarded flooring, oak beam and support, feature brick fireplace recess with painted mantle and surround, cloaks cupboard with shelving and light point, radiator.

Kitchen

9' 2" x 5' 1" (2.79m x 1.55m)

Beautifully appointed with an excellent range of base and wall cupboards, drawers, white enamelled sink unit with chrome mixer tap over, oak working surfaces with ceramic tiled surrounds, stainless steel fronted oven, four ring electric induction hob, integral fridge and freezer. A large window overlooking the rear garden alongside a rear door and access to the pantry/utility area.

First Floor

Bedroom One

10' 10" x 10' 1" (3.30m x 3.07m)

Multipane glazed window to front with oak sill

and views over The Green, original cast iron fireplace with oak mantle, exposed ancient wall timber, ceiling spotlights and radiator.

Bedroom Two

9' 6" x 8' 4" (2.90m x 2.54m)

A rear facing window overlooking the garden. Radiator.

Bathroom

10' 7" x 4' 5" (3.23m x 1.35m)

Beautifully appointed white suite featuring a bath, stylish chrome mixer tap over with shower attachment, wash hand basin with mixer tap over, low flush w.c., multipane glazed window to front, tall chrome heated towel radiator, ceiling hatch to roof space, built-in airing cupboard housing the combination gas fired boiler.

Front Garden

Walled forecourt front garden with wooden hand gate and outside lighting.

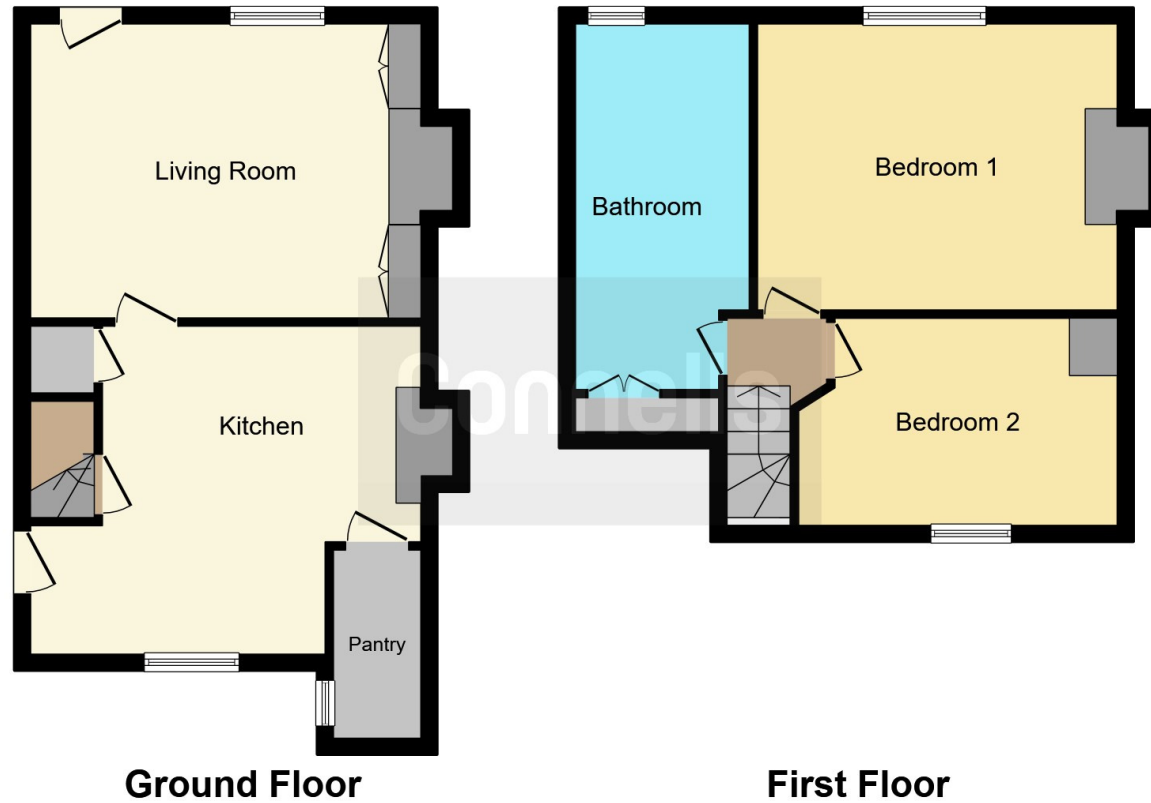
Rear Garden

Enclosed cottage garden with patio area, circular lawn with brick and flower borders, raised grass area. Shared side entrance with gate to front over which the neighbour has a right of way to their garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

EPC Rating: D

Tenure: Freehold

view this property online [connells.co.uk/Property/MKH307123](https://www.connells.co.uk/Property/MKH307123)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH307123 - 0015