



DUNMORE ROAD

LITTLE BOWDEN, MARKET HARBOROUGH, LE16 8AZ

JAMES
SELICKS

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43 Dunmore Road,
Little Bowden, Market Harborough,
Leicestershire LE16 8AZ

Enjoy modern luxury living in popular Little Bowden; with convenient access to the town centre, rail station and schools with this spacious detached home which benefits from a simply stunning 32ft open plan living dining kitchen.

Modern detached family home | Four bedrooms
| 32ft open plan living dining kitchen | Sitting room
| Utility room and guest cloakroom | Two ensembles and family bathroom | Enclosed rear garden | Single garage and off-road parking | Sought after village within Market Harborough | Good access to town centre and rail station |

ACCOMMODATION

A welcoming hallway greets you the moment you step in and provides space for your coats and shoes, and handy built-in storage. Ahead is the guest cloakroom with contemporary fittings. The sitting room is to the right, which spans the depth of this home creating a light and bright room ideal for relaxing in.

The open plan living dining kitchen is very much the heart of this home. Just over 32 ft in length it offers plenty of space for dining, socialising, and cooking in style. Three windows to the side, a front window and bi-fold doors which open onto the patio and garden and allow plenty of natural light to flood this space. Contemporary wall and base units and a sizeable central island offer plenty of storage space with lots of silestone work surface areas. High specification integrated appliances include a dishwasher, wine-cooler, double oven, gas hob and fridge/freezer. The central island with matching silestone work surface houses the sink and the breakfast bar allows for casual dining. Tucked away in the corner is the utility room complete with matching units, a further sink and plumbing and space for a washer dryer.

Upstairs the master bedroom has two fitted wardrobes and a high specification modern ensuite with walk-in shower, Jack and Jill wash hand basins and WC. The guest bedroom also benefits from a similar high specification ensuite shower room. There are two further bedrooms. Completing the accommodation is the family bathroom, of equal specification to the ensembles, which features a walk-in double shower cubicle, bath, WC and contemporary wash hand basin.

OUTSIDE

A shared drive leads to the property's own driveway which provides off-road parking for two vehicles side by side and gives access to a single detached garage. The rear garden is enclosed by fencing and a brick wall and features a paved patio terrace making for a safe and secure space to enjoy the garden.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: F

SERVICES: The property is offered to the market with all mains services and gas-fired central heating

ESTATE CHARGES: £200 per annum for the upkeep of communal open spaces and recreational areas

LOCATION

Little Bowden is an attractive and highly sought after village which forms part of Market Harborough, a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in under an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.

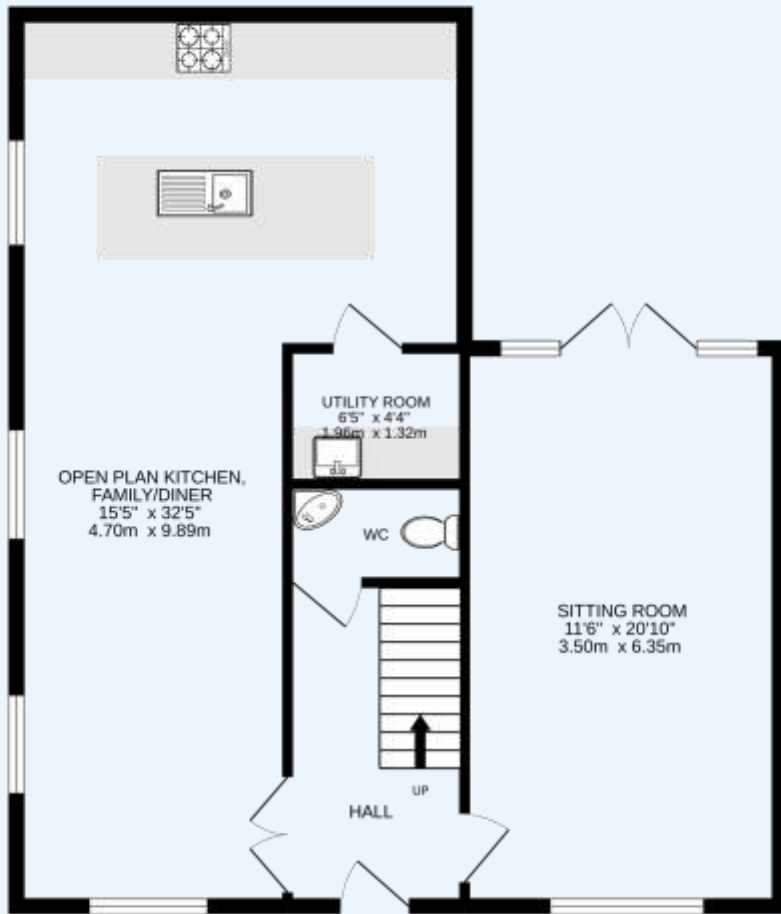
DIRECTIONAL NOTE

From Market Harborough town centre proceed south along Northampton Road (A508). Turn left at Protheroes into Scotland Road. Turn right into Dunmore Road and follow the road until the new development "Bowden Fields" where the property can be found on the left-hand side.

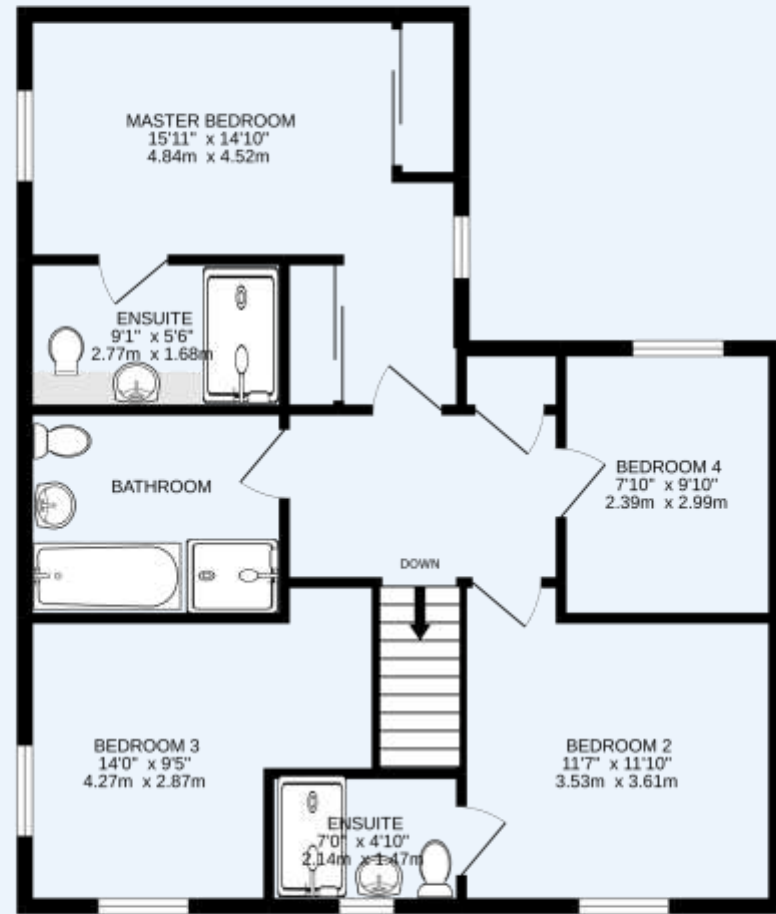




GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



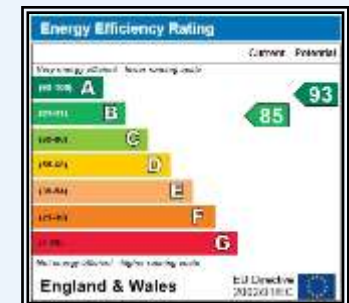
1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Measurements and Other Information

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