

# Oaklands Park

LITTLE BOWDEN, MARKET HARBOROUGH



JAMES  
SELICKS



This extended, refurbished semi-detached bungalow boasts a show-stopping open plan kitchen with living and dining areas, with a striking roof lantern and bi-fold doors. It is ideal for first time buyers and downsizers. Offered for sale with no upward chain and in walking distance of the town centre and mainline rail station, it's a gem waiting to be discovered.

Semi-detached bungalow | Extended and refurbished | Two bedrooms | Wet room | Open plan kitchen, family/dining | Striking roof lantern and bi-fold doors | Reconfigured utility area and guest cloakroom | Landscaped Garden | Off-road parking | No upward chain

### Accommodation

As soon as you step in through the door into the entrance hall at the side of this bungalow, you will be impressed by the elegant, luxurious interior. Contemporary oak doors feature to the bedrooms, wet room and built in storage cupboards. The bedrooms are both situated at the front of this home. To the left of the hall, is the wet room which is fully tiled and features a suite comprising shower, WC and wash hand basin, all configured with ease of access in mind.

The hub of activity at the heart of this bungalow is the open plan kitchen, living/dining space. Extended to the rear and featuring an eye-catching roof lantern that combines with the bi-fold doors and further window to allow for an abundance of natural light, this space offers flexible open flow, yet, with the ability to section areas through the optional installation of internal doors, should you wish. The living area currently features a corner dedicated to a home office/study which is perfect for those seeking a space to work from home. The kitchen area has been refitted with an extensive range of chic, contemporary units that provide ample storage. Integrated appliances include a washing machine, dishwasher, Neff oven and microwave/combi oven and a hob with extractor hood over. There is space for an American-style fridge freezer while the sink is positioned to take full advantage of the garden view through the window. It is worth noting that the kitchen area has been reconfigured to create a seamless utility area for appliances that links to a discreetly position guest cloakroom, that features a contemporary, white suite. Seamless links are, in fact a theme in this bungalow with the dining area providing such between the kitchen and living area and the bifolds seamlessly bringing the outdoors in on bright, sunny, summer days.

### Outside

The landscaped, low-maintenance front drive is accessed via a hard-standing shared access which combines with a gravelled drive to provide off-road parking, while a paved path to the side leads to the front door at the side and on, into the rear garden via a secure gate.

The rear garden features a paved patio terrace and lawn, flanked by attractive borders, with a timber-framed shed, offering secure storage, sitting in the corner. This perfectly proportioned outdoor space is ideal for enjoying al fresco dining and relaxing, while being suitable for use as part of a lock up and leave home for those with a wander lust.





#### Location

Tucked away in a quiet backwater, Oaklands Park lies in close proximity to Little Bowden Primary School and Little Bowden Park, as well as within walking distance of a range of supermarkets, Market Harborough railway station and town centre. Market Harborough is 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 approximately 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 and was recently voted as one of the Best Places to Live for the third year in a row, (2025).

**Tenure:** Freehold

**Local Authority:** Harborough District Council **Tax Band:** B

**Listed Status:** Not Listed. **Built:** 1994

**Conservation Area:** No

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

**Loft:** Part boarded and insulated

**Broadband delivered to the property:** FTTC

**Non-standard construction:** Believed to be of standard constructed

**Wayleaves, Rights of Way, Easements & Covenants:** Yes. Potential chancel repair liability. Title available

**Flooding issues in the last 5 years:** No

**Accessibility:** Single storey dwelling. Level access shower

**Shared driveway:** Shared access for neighbour's drives crosses over the front of the property. Each owner is responsible for their own section of the shared access.

**Satnav Information:** The property's postcode is LE16 8EU, and house number 2

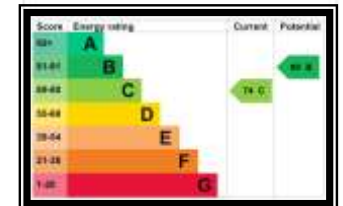








**Approximate total area<sup>(1)</sup>**  
54.84 m<sup>2</sup>  
590.31 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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