

Station Road

GREAT BOWDEN, MARKET HARBOROUGH



JAMES
SELICKS

Looking for a traditional-style home that offers flexible, contemporary open plan living? This extended and refurbished bay-fronted semi-detached home with a show-stopping open plan living dining kitchen could be the one for you. Within walking distance of Great Bowden village and its primary school, Market Harborough town centre and rail station, this could be what you've been looking for.

Extended & refurbished semi-detached home • Three bedrooms • Sitting room with feature open fireplace • Open plan living dining kitchen • Utility/boot room and guest cloakroom • Refitted bathroom • Prime south Leicestershire village • Short distance from park, primary school and village • Close proximity to Harborough town centre and rail station • Detached garage and off-road parking

Accommodation

A welcoming hall, filled with natural light greets you as you step inside. Stairs ahead lead up to the first floor with the sitting room to the left. A large bay window enjoying a bright, westerly aspect allows for lots of light and takes in a leafy view of the entrance to the recreation ground immediately opposite. Glazed double doors lead through to the show-stopping centrepiece for this home.

The open plan living dining kitchen has been extended to the rear and features crittal style doors and a large sky-lanterns provides an abundance of light from their easterly aspect. This striking room offers ample space for relaxing, cooking and entertaining. The kitchen area has been fitted with a comprehensive range of Howdens units that provide ample storage with wooden work surfaces above. A ceramic double Belfast sink is neatly positioned beneath a southerly-facing window to the side, while opposite here, you will find space for a range style oven. Integrated appliances include dishwasher, full height fridge and full height freezer. To the corner, beyond the breakfast bar corner, is the perfect nook for children to play or adults to sit and read. The utility/boot room is to the side and offers separate access out to the side with plumbing and space for appliances, a fitted storage cupboard that houses the boiler, further storage space for coats and shoes, and access to the guest cloakroom, that is positioned beneath the stairs.

Upstairs you will find two good sized double bedrooms, the front of which featuring a bay window that takes in the park views, with the rear bedroom taking in an attractive view of the garden. The third bedroom is ideal for use as a study/home office or child's nursery. The family refitted bathroom has been refitted with a contemporary white suite comprising P-shaped bath with shower over and Crittal-style shower screen, WC and wash hand basin, all complemented by striking, subway tiles.

Outside

Set back from the road with a deep front drive, you will find ample parking with access to EV charging point wiring (no charger) beside the lawn, which could be landscaped to provide further parking. A passage, via gates to the side leads to the detached garage that provides secure storage, and the garden beyond. The garage benefits from an upgraded power supply, as our clients have used it as a workshop. The rear garden is largely laid to lawn, with bedding borders and areas for growing fruit/vegetables. There is sufficient depth to the garden to create areas for all members of the family to enjoy, with space for seating/dining, relaxing and space for play.

Location

Great Bowden is one of the most highly sought after villages within the county both by virtue of the quality housing stock and a strong community spirit. There is a range of good local amenities including a parish church, post office, village store and primary school. There is a selection of places to eat and dine with two gastro public houses. In addition, there are two cafes, the renowned Bowden Stores and Welton's Deli which has a post office and shop, as well as a café.





The nearby town of Market Harborough provides a wide range of shopping, leisure, education, and recreational facilities with a mainline train service within convenient walking distance, giving access to London St. Pancras in under an hour. Schooling is well catered for in both the state and private sector.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed.

Built: Circa 1948

Conservation Area: No

Tax Band: C

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

Boiler: Worcester Greenstar. 3 years old

Broadband delivered to the property: FTTP

Loft: Boarded and insulated

Meters: Electric smart meter. Gas smart meter. Water meter

Non-standard construction: Believed to be of standard constructed

Roof: Replaced January 2025

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two story. No modifications

Satnav Information The property's postcode is LE16 7HN, and house number 58







Floor 1 Building 1



Floor 2 Building 1



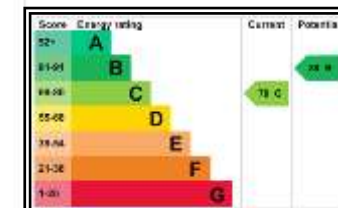
Floor 1 Building 2

Approximate total area^m

103.63 m²
1115.47 ft²

Reduced headroom

0.36 m²
3.86 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseelicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseelicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES
SELICKS

