

Jack Cumberland Road

LITTLE BOWDEN, MARKET HARBOROUGH



JAMES
SELICKS



Tucked away within the sought-after Rockingham View development, this luxury modern home is one of Redrow's distinguished Shaftesbury designs. Offering four generous bedrooms, a 21ft sitting room, an open-plan kitchen and family dining space, ensuite and family bathroom, the property also benefits from a versatile home office/gym conversion to the rear of the garage. Perfectly suited to both growing families and downsizers; it enjoys a prime location within walking distance of the town centre and rail station, and access to several parks and walking trail with stunning views of Market Harborough.

Modern detached family home • Four double bedrooms • Sought after Little Bowden location • Open plan kitchen, family/dining room • Sitting room with bespoke cabinetry • Utility room and guest cloakroom • Ensuite shower room and family bathroom • Landscaped gardens • Home gym/office conversion to rear section of former garage • Walking distance to rail station and town centre •

Accommodation

A welcoming hallway sets the tone as you step through the front door, where a contemporary guest cloakroom with a sleek white suite is discreetly positioned ahead, and useful storage can be found beneath the stairs. To the right, the impressive 21ft sitting room enjoys a dual aspect with windows to both the side and front, bathing the space in natural light and creating an inviting setting for relaxation.

At the heart of the home lies the 24ft open-plan kitchen, family and dining area, the perfect space for everyday living and entertaining. An extensive range of modern wall and base units provide generous storage and ample workspace, complemented by a suite of integrated SMEG appliances, including a double oven, gas hob, fridge/freezer and dishwasher. The dining and family area enjoys views to both the front and rear garden, offering flexibility for informal gatherings or more formal occasions. Conveniently tucked to the side, the utility room provides additional space for appliances.

Upstairs, a spacious galleried landing continues the feeling of openness. The airing cupboard, with its pressurised hot water cylinder, is neatly concealed, while the principal bedroom benefits from fitted wardrobes and a stylish ensuite shower room with contemporary fittings. Three further double bedrooms offer excellent versatility, with one currently serving as a home office complete with a Scandinavian-style Murphy bed, wardrobes and shelving. The family bathroom is equally well-appointed, featuring a modern suite with bath and shower over, WC and wash hand basin.

Outside

The landscaped front garden frames the approach with lawns edged by privet hedges and a canopied porch over the entrance. To the rear, the garden has been thoughtfully designed and terraced to create distinct areas for both leisure and play. An extensive paved patio provides an ideal setting for outdoor dining and relaxation, while a secure, picket-fenced lawn offers a safe space for children. Raised beds with reclaimed sleeper borders bring colour and greenery, and steps to the side lead to a gated access onto the driveway, where there is tandem parking for two vehicles and access to an EV charging point.

Former Garage

The rear section of the former garage has been fully converted with flooring, insulation and electrics plus internet connection, making ideal as for use as a home office. It has a lockable, "front door" to the front section of the former garage that still features an up and over garage door and offers secure storage for garden equipment, bikes and tools. Additional storage is provided by a shed with outdoor sockets.





Location

Little Bowden is a highly sought after village within the peripheries of the thriving town of Market Harborough, which receives regular national accolades 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. Schooling within the area is well catered for both within the state and private sector. The Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within a half an hour car journey.

Tenure: Freehold

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

Listed Status: Not Listed **Built:** 2017. Has the remainder of an NHBC certificate until 2027

Estate Management: There is a Management Company (Greenbelt Group Limited) which looks after the maintenance and management (grass cutting etc) of the green open spaces on the development. There is an annual fee of £148.72, which is review annually

Conservation Area: No

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

Loft: Insulated **Broadband delivered to the property:** FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessible modifications

Satnav Information: The property's postcode is LE16 8GF, and house number 4.









Floor 1 Building 1



Floor 2 Building 1

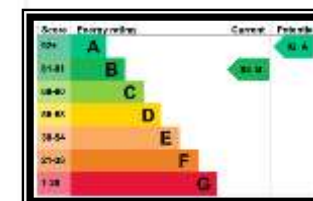


Floor 1 Building 2

Approximate total area⁽¹⁾

137.5 m²

1479 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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