



11 MAIN STREET GREAT BOWDEN, MARKET HARBOROUGH, LE16 7HB

## 11 MAIN STREET

£475,000 Freehold

"Tinkers Thatch" is a beautiful, Grade II detached cottage situated in the heart of the picturesque Welland Valley. This delightful property has an abundance of period features making it a truly characterful and charming property. Briefly comprising; a large lounge with feature fireplace, a dining room, a kitchen, a family bathroom, and large study to the ground floor, and to the first floor are three spacious bedrooms, a WC, and two dedicated stair cases leading to the ground floor. This property's charm also extends to the front and rear garden, featuring a wealth of mature plants and trees, including an apple and a pear tree to the rear garden, and a selection of outbuildings with plenty of storage space. This property really is an exciting addition to the market and anyone who views will not be disappointed.





#### **ENTRANCE HALL**

15' 08" x 3' 06" (4.78m x 1.07m)

#### **DINING ROOM/RECEPTION ROOM**

14' 08" x 9' 04max" (4.47m x 2.84m)

#### **KITCHEN**

14' 11" x 10' 03" (4.55m x 3.12m)

#### **LOUNGE**

14' 07" x 12' 03max" (4.44m x 3.73m)

#### **STUDY**

11' 02" x 7' 02" (3.4m x 2.18m)

#### **BATHROOM**

9' 05" x 9' 01" (2.87m x 2.77m)

#### **BEDROOM ONE**

15' 01" x 14' 07max" (4.6m x 4.44m)

#### **WC**

4' 04" x 3' 09" (1.32m x 1.14m)

#### **BEDROOM TWO**

15' 05" x 13' 04" (4.7m x 4.06m)

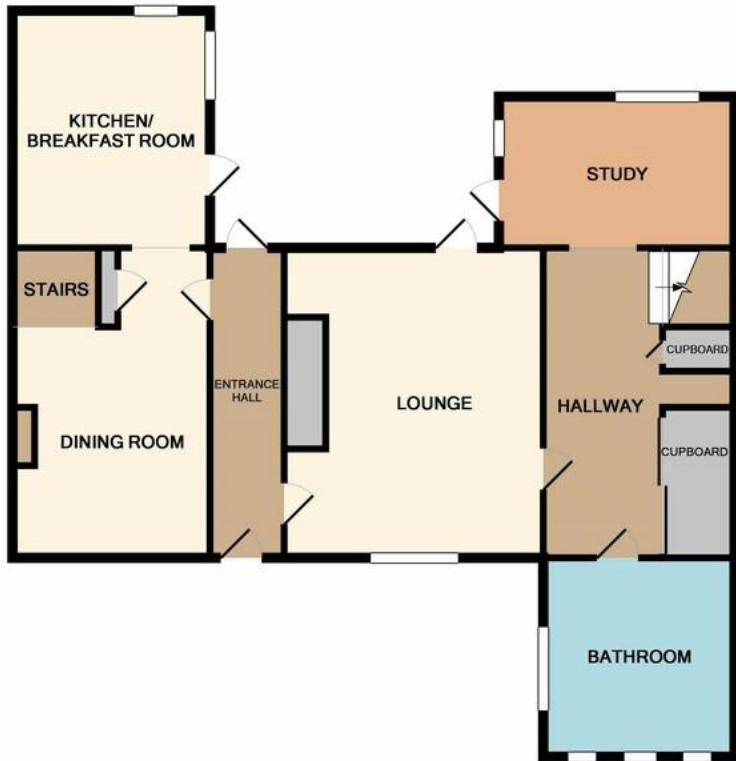
#### **BEDROOM THREE**

14' 09max" x 7' 07" (4.5m x 2.31m)

#### **OUTSIDE**

To the front of the property is a mature front garden with a pathway leading to the front door, off road parking for several vehicles, and gated side access to the rear garden. To the rear of the property is a large mature garden with several mature trees, a lawned area, a brick built storage unit, a garden shed, and access to several other outbuildings.





GROUND FLOOR



1ST FLOOR

TENURE  
Freehold

SERVICES  
Mains electricity and water connected.  
Gas fired central heating.

LOCAL AUTHORITY  
Harborough District Council

VIEWING  
Strictly by appointment with the selling agents.

EPC- to be confirmed

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

6-8 THE SQUARE, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7PA

T: 01858 463705

E: [enquiries@cooperestates.net](mailto:enquiries@cooperestates.net)

[cooperestates.net](http://cooperestates.net)

