

## 95 Great Bowden Road, Market Harborough, LE16



### Offers Over £650,000

Adams and Jones are delighted to market this substantial detached family home situated within a highly regarded residential location within walking distance of Market Harborough town centre, abundance of excellent amenities, superb primary schools, secondary schools and train station with mainline links into London St Pancras in under one hour! This excellent home offers multiple spacious reception rooms, generous corner plot with the added benefit of scope for further improvements and extension (STPP). The accommodation briefly comprises: Entrance hall, dual aspect lounge, dining room, kitchen/diner, utility, downstairs shower room, four double bedrooms, fifth bedroom/study, family bathroom and further WC. Outside are front, side and rear gardens, large driveway and double garage. The property is offered with NO CHAIN!

*Service without compromise*

## Entrance Hall



Accessed via a UPVC double glazed front door with glazed side panels. Doors off to: Lounge, dining room, kitchen/diner and downstairs shower room. Stairs rising to: First floor. Under stairs storage cupboard. Telephone point. Radiator. Cupboard housing boiler.

### (Entrance Hall Photo Two)



## Lounge 23'0 x 13'0 (max) (7.01m x 3.96m (max))



UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. UPVC double glazed single door with glazed side panels to rear garden. Electric feature fireplace. TV point. Radiator.

## Dining Room 11'10 x 11'5 (3.61m x 3.48m)



UPVC double glazed window to front aspect. Telephone point. Radiator.



Kitchen/Diner 19'0 x 11'10 (5.79m x 3.61m)



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a high level double oven, four ring gas hob, space and plumbing for a freestanding dishwasher and space for a freestanding fridge/freezer. Karndean flooring. UPVC double glazed window to rear aspect. UPVC double glazed sliding patio doors out to: Rear garden.

(Kitchen / Diner Photo Two)



(Kitchen / Diner Photo Three)



Utility Room 12'3 x 11'2 (3.73m x 3.40m)



Single bowl stainless steel sink with drainer. Space and plumbing for a freestanding washing machine. Space for additional electrical appliances. UPVC double glazed window to rear aspect. Door out to: Rear garden. Door into: Garage.

**Downstairs Shower Room 6'5 x 4'10 (1.96m x 1.47m)**



Comprising: Shower enclosure, low level WC and wash hand basin. Vinyl flooring and wall tiling. Radiator. UPVC double glazed window to rear aspect.

## Landing



Doors off to: Bedrooms, bathroom and WC. Airing cupboard. Loft hatch access.

**Bedroom One 13'0 x 12'0 (3.96m x 3.66m)**



UPVC double glazed bay window to front aspect. Built-in wardrobes. TV point. Radiator.

**Bedroom Two 11'10 x 11'5 (3.61m x 3.48m)**



UPVC double glazed window to front aspect. Built-in wardrobe. Radiator.



(Bedroom Two Photo Two)



Bedroom Four 10'3 x 8'7 (3.12m x 2.62m)



UPVC double glazed window to rear aspect. Built-in wardrobe. Radiator.

Bedroom Three 11'11 x 11'0 (3.63m x 3.35m)



UPVC double glazed windows to side and rear aspects. Radiator.

(Bedroom Four Photo Two)





Bedroom Five/Study 8'10 x 7'11 (2.69m x 2.41m)



UPVC double glazed window to front aspect. Built-in cupboard. Radiator.

Bathroom 8'10 x 5'9 (2.69m x 1.75m)



Comprising: Double walk-in shower enclosure, low level WC and wash hand basin. Vinyl flooring and wall tiling. Chrome heated towel rail. UPVC double glazed window to rear aspect.

WC 5'9 x 2'11 (1.75m x 0.89m)



Comprising: Low level WC and wash hand basin. Vinyl flooring. UPVC double glazed window to rear aspect.

Outside



The property is set back from the road occupying an elevated position on a large corner plot. There is a large driveway providing off road parking for multiple vehicles and access to the garage. The front garden is retained by walling with pathway to front door and lawn area. There is pedestrian gated access to both sides into the rear. The delightful wrap around side and rear garden is extremely private and fully enclosed. The garden has multiple paved patio seating areas, lawns, wooden shed, ornamental pond and mature planting within the large established beds and borders.



(Rear Garden Photo)



(Rear Garden Photo Two)



#### Double Garage

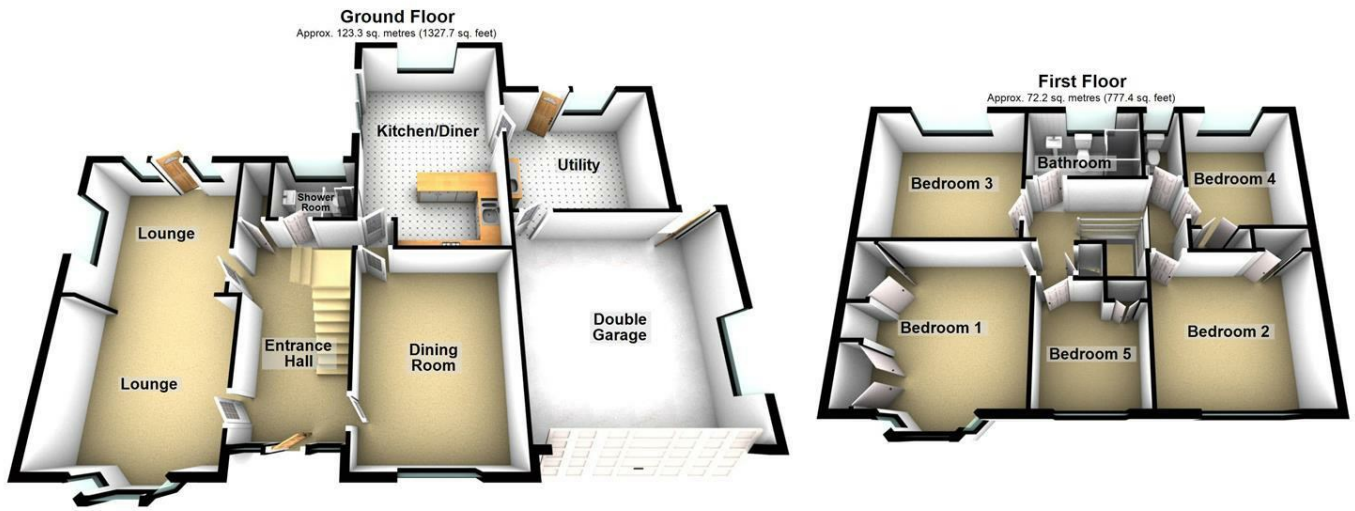
Having an electric up and over door, power and light. Window to side aspect and door to utility room and rear door to garden.

#### Agents Note

We advise that a member of staff at Adams and Jones declares a personal interest in the sale of this property.



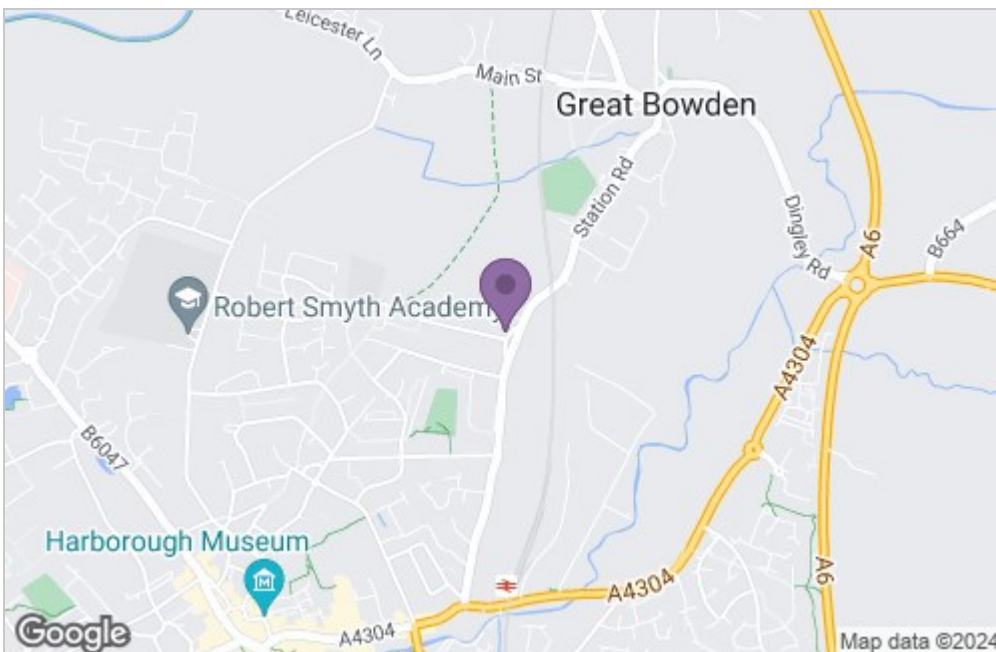
## Floor Plan



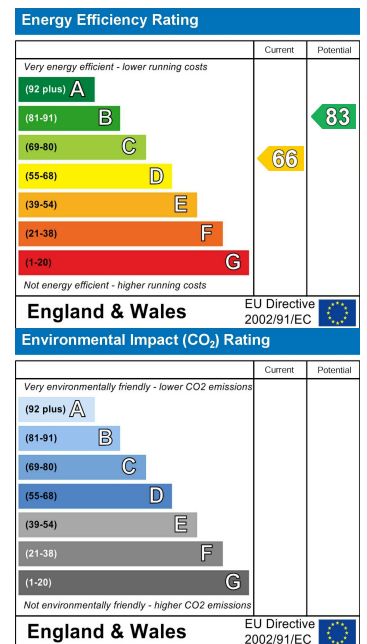
Total area: approx. 195.6 sq. metres (2105.1 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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