

## 35 Berry Close, Great Bowden, LE16 7ES



### Offers Over £525,000

Situated within the highly sought after village of Great Bowden is this attractive and well proportioned family home. Built in 2019 this neutrally presented property offers superb energy efficiency, a peaceful cul-de-sac location and is conveniently placed within walking distance of the abundance of local amenities within Great Bowden and Market Harborough, boasting shops, excellent schools and train station with mainline links into London St Pancras in under one hour! The accommodation briefly comprises: Entrance hall, lounge, kitchen/diner, utility, WC, main bedroom with en-suite, three further double bedrooms and family bathroom. Outside there is a front garden, garage and South West facing garden. Viewing is highly recommended!

*Service without compromise*

## Entrance Hall 10'11 x 6'5 (3.33m x 1.96m)



Accessed via a composite double glazed front door. Doors off to: Lounge and Kitchen/Diner. Stairs rising to: First floor. Under stairs storage cupboard. Radiator.

## Lounge 16'2 (max) x 10'7 (4.93m (max) x 3.23m)



UPVC double glazed bay window to front aspect. TV and telephone point. Radiator.

## Kitchen/Diner 21'6 x 12'0 (max) (6.55m x 3.66m (max))



This light, bright and open space is a great family area

with access out to the rear garden. The kitchen/diner has UPVC double glazed 'French' doors out to the garden, a UPVC double glazed window to the rear aspect, LVT flooring and LED spotlights.

## Kitchen Area



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 pantry unit, mid level double oven, four ring gas hob, extractor, a fully integrated fridge/freezer and an integrated dishwasher.

## Dining Area



Door to: Utility room. UPVC double glazed 'French' doors out to: Rear garden. TV point. LED spotlights. Radiator.

## Utility Room 6'6 x 5'9 (1.98m x 1.75m)



Having fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. Space and plumbing for a freestanding washing machine and a further space for an additional under counter appliance. Double glazed door out to: Rear garden. Door to: WC

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



Comprising: Low level WC and wash hand basin. LVT flooring. LED spotlights. Radiator. UPVC double glazed window to side aspect.

## Landing

Doors off to: Bedrooms and bathroom. Airing cupboard housing hot water tank and an additional linen cupboard. Loft hatch access. Radiator.

## Bedroom One 12'9 x 10'8 (3.89m x 3.25m)



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

## En-Suite



Comprising: Shower enclosure with feature wall tiling, low level WC and wash hand basin. LVT flooring. LED spotlights. Chrome heated towel rail. UPVC double glazed window to front aspect.

## Bedroom Two 14'0 x 9'11 (4.27m x 3.02m)



UPVC double glazed window to front aspect. Radiator.

## Bedroom Three 10'7 x 8'5 (3.23m x 2.57m)



UPVC double glazed window to rear aspect. Radiator.

## Bedroom Four 9'10 x 9'8 (3.00m x 2.95m)



UPVC double glazed window to rear aspect. Radiator.

## Bathroom 7'10 x 6'7 (2.39m x 2.01m)



Comprising: Panelled bath with mixer tap, shower over with feature wall tiling, glass shower screen, low level WC and wash hand basin. LVT flooring. LED spotlights. Chrome heated towel rail. UPVC double glazed window to rear aspect.

## Outside

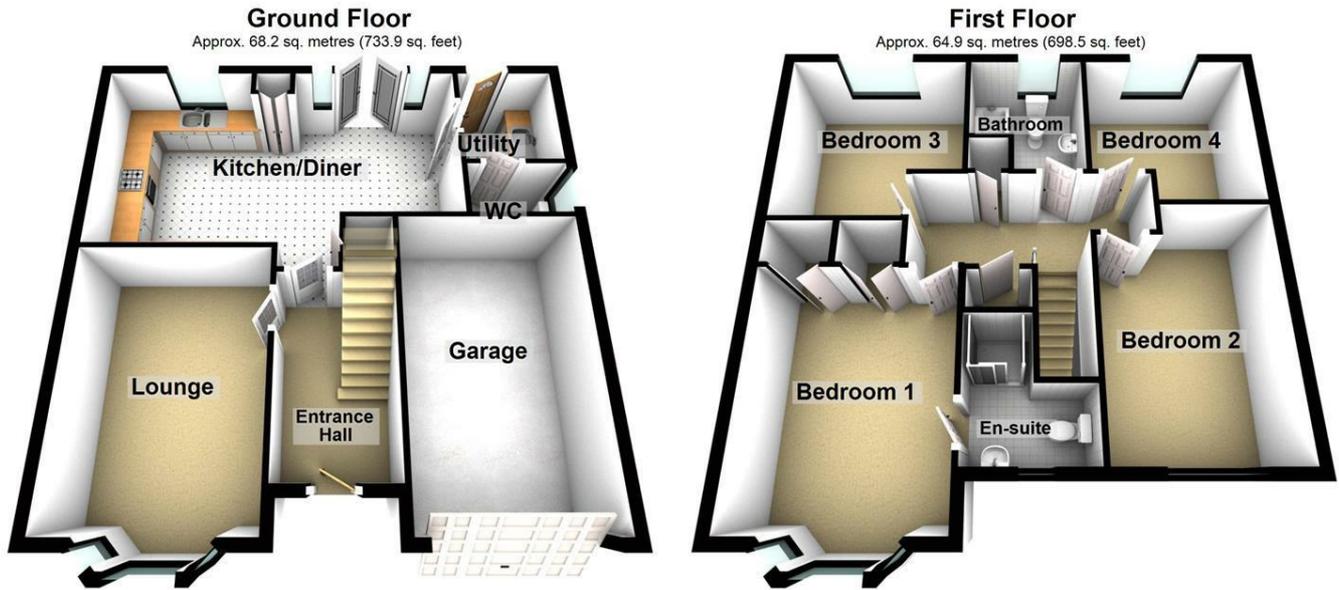


The property is neatly positioned back from the road, having great kerb appeal! There is a lawned front garden area with planted borders, a driveway providing off road parking for two vehicles and side gated access to the rear. The generous South West facing garden is fully enclosed with a paved patio seating area and good sized lawn.

## Estate Charge

The property is subject to an estate charge of £300 per annum which is paid in two installments.

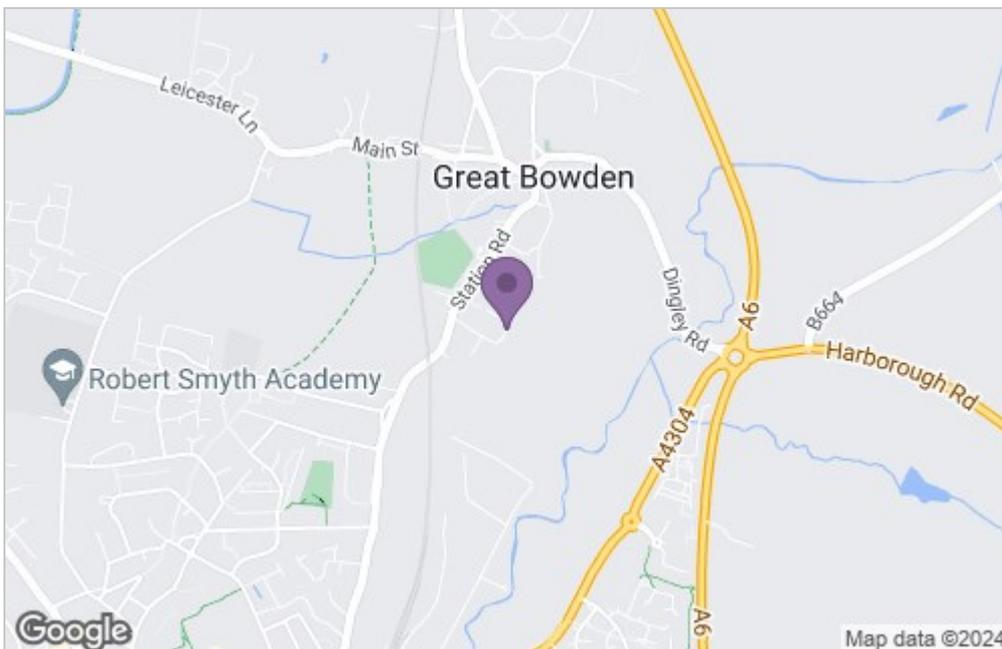
## Floor Plan



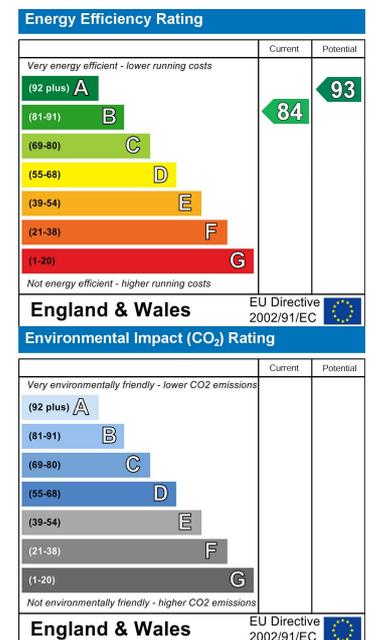
Total area: approx. 133.1 sq. metres (1432.4 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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