

## 39 Station Road, Great Bowden, LE16 7HL



**£525,000**

Situated within the highly sought after village of Great Bowden is this deceptive family home offering flexible living accommodation, delightful views over the recreational grounds to the rear and scope for further extension (if required and STPP) This well presented property is within walking distance of an abundance of village amenities, shops, schools and train station, being well placed for easy access to major road links close by. The accommodation briefly comprises: Entrance hall, lounge, dining room, breakfast/kitchen, a further reception room/guest bedroom, utility, WC, three bedrooms to the first floor and bathroom. Outside the property benefits from a good sized front garden, off road parking, garage and rear garden with open views beyond. Viewing is highly recommended to truly appreciate all it has to offer!

*Service without compromise*

## Entrance Hall



Accessed via opaque multi paned front door. Doors off to: Lounge, dining room, kitchen and WC. Stairs rising to: First floor. Wooden flooring. Radiator.

## Downstairs WC



Comprising: Low level WC and wash hand basin over a fitted vanity unit. Window to side aspect. Feature floor tiling and half wall tiling. Radiator.

## Dining Room 17'5" x 8'7" (5.31 x 2.62)



Double glazed bow window to the front elevation. Double glazed window to the side elevation. Wooden flooring. TV point. Radiator.

## Lounge 11'2" x 7'11" (3.40 x 2.41)



UPVC double glazed bay window to the front elevation and a double glazed window to the rear aspect. Feature brick constructed open fireplace and TV plinths and timber mantel. Television point. Two radiators. Opaque glazed screen to the hall. Radiator. Doors to:

(Lounge Area Photo)



Study / Guest Room 17'7" x 7'7" (5.36m x 2.31m)



(Lounge Area Photo Two)



Tri-fold double galzed doors out to: Rear garden. UPVC double glazed window to rear aspect. Wooden flooring. TV point. Radiator.

Kitchen/Breakfast Room 12'1" x 9'7" (3.68 x 2.92)



(Lounge Area Photo Three)



Having a selection of contemporary fitted base and wall units with a granite worktop over and inset composite sink with drainer. There is a freestanding 'Range' style cooker, an integrated fridge/freezer and a fully integrated dishwasher. The kitchen has wooden flooring throughout, an under stairs storage cupboard, LED spotlights and a UPVC double glazed window to the rear aspect. Door through to: Utility.

(Kitchen / Breakfast Room Photo Two)



Utility Room 8'5 x 5'8 (2.57m x 1.73m)



(Kitchen / Breakfast Room Photo Three)



UPVC double glazed door out to: Rear garden. Built-in cupboards. Fitted base and wall units with a granite worktop over and single bowl sin. Space and plumbing for a freestanding washing machine with space for a tumble drier above.

First Floor Landing



Double glazed window with open outlook over parkland to the rear aspect. Airing cupboard housing lagged hot water tank. Access to insulated loft space. Doors to rooms.

Bedroom One 13'6" x 10'9" (4.11 x 3.28)



Double glazed window to the front elevation. Radiator.  
(Bedroom One Photo Two)



Bedroom Two 10'7" x 9'11" (3.23 x 3.02)



Double glazed window to the front elevation. Fitted wardrobes. Radiator.

(Bedroom Two Photo Two)



## Bedroom Three 8'11" x 7'11" (2.72 x 2.41)



Double glazed window to the rear aspect. Built in single wardrobe. Radiator.

## Bathroom 6'7 x 5'6 (2.01m x 1.68m)



Comprising: Shower enclosure with aqua boarding, low level WC and wash hand basin over fitted vanity unit. UPVC double glazed window to rear aspect, vinyl flooring, LED spotlights and a chrome heated towel rail.

## Outside, Garage & Parking



To the front of the property is a lawned front garden with well stocked borders and low brick retaining wall. There is a driveway providing parking for multiple vehicles, and a storm porch with outside lighting, and vehicular access to the garage. There is pedestrian gated access to the rear garden. The rear garden is laid mainly to a shaped lawn with well stocked flower borders having a paved patio area making the most of the delightful leafy views over the local recreational grounds and open space beyond.

## (Outside Photo Two)





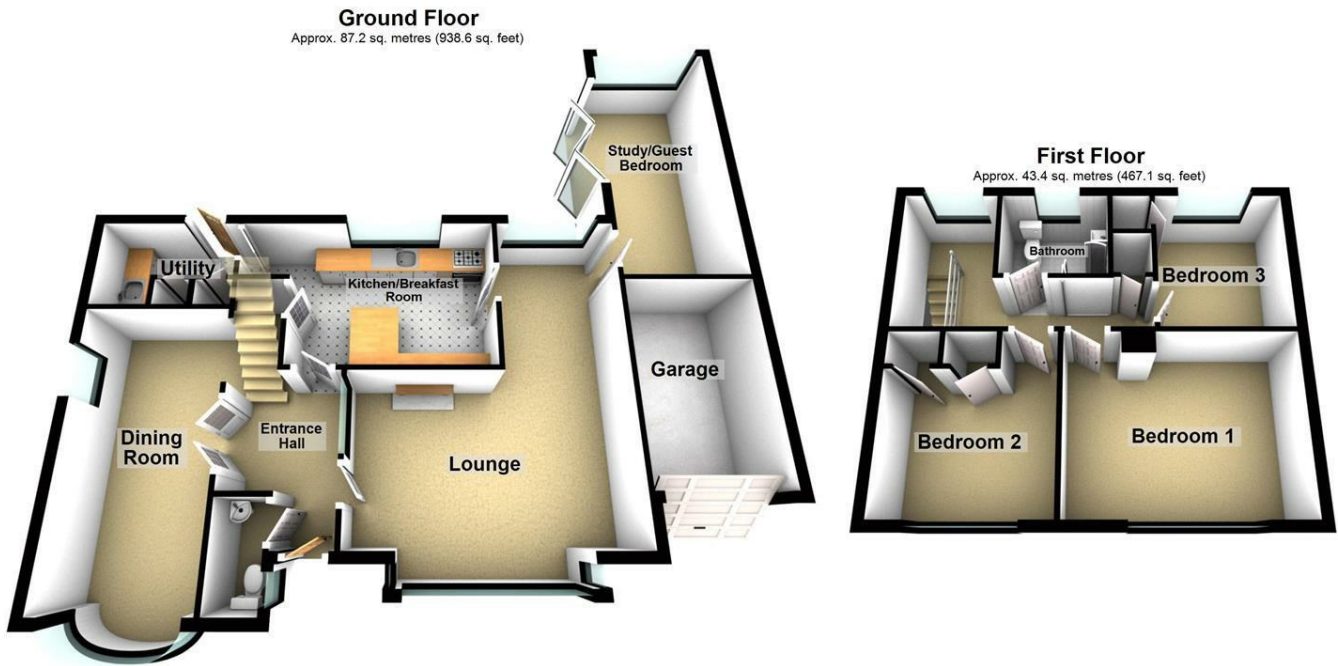
(Rear Aspect Photo)



(Front Aspect Photo)



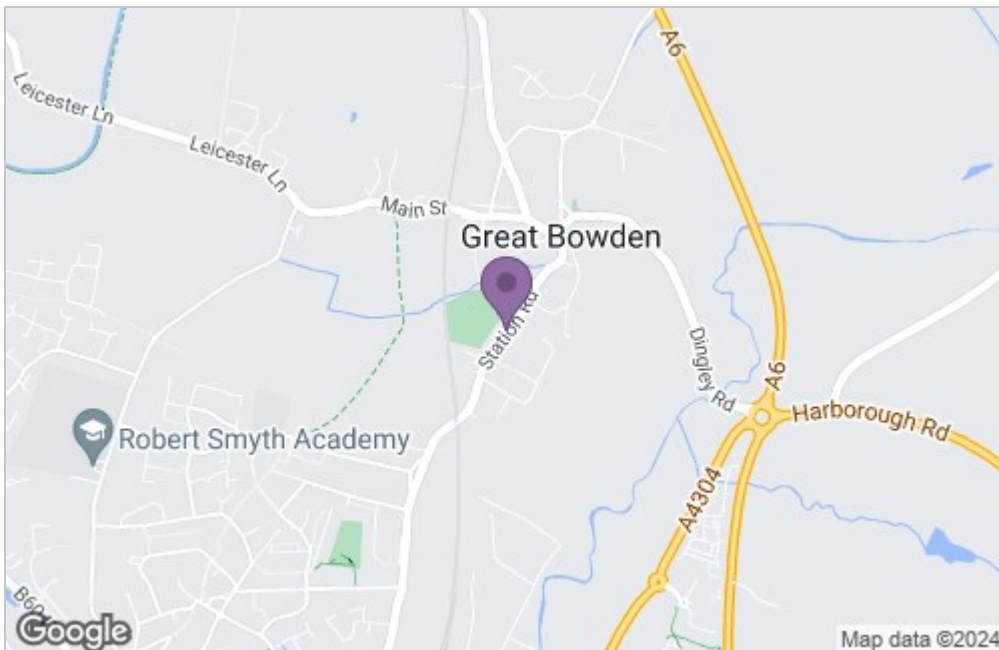
## Floor Plan



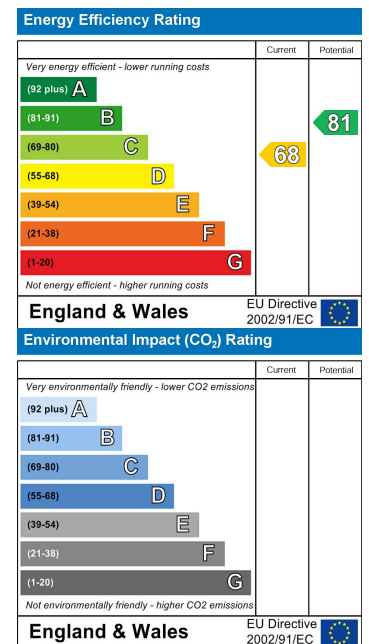
Total area: approx. 130.6 sq. metres (1405.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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