

## 35, The Green, Great Bowden, LE16 7EU



**£369,950**

Welcome to this charming property located in the sought-after village of Great Bowden. Situated overlooking the green with views towards the Church, this beautifully presented semi-detached house offers a perfect blend of village life and convenience.

Having two spacious bedrooms, with the potential for a third (STPP) this property is ideal for a small family or those looking for a cozy home with a touch of period charm. The interior is beautifully presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. One of the highlights of this property is the handy loft room, providing additional space that can be utilised as storage, an office or playroom. The versatility of this extra space adds to the appeal of this lovely home.

Convenience is key with this property, as it is close to amenities, schools and train station, making daily errands a breeze. Furthermore, the potential for off-road parking is a valuable feature in this village setting.

Don't miss out on the opportunity to own a piece of village charm in Great Bowden. This property is a true gem waiting to be discovered by its next lucky owner!

*Service without compromise*

## Entrance Hall

Accessed via front door. Door through to: Lounge. Stairs rising to: First floor.

## Lounge 12'10 x 10'8 (3.91m x 3.25m)



This generously sized room with characteristic high ceilings has a bay window to the front with wooden shutters, there is a feature fireplace with capped off gas connection, bespoke built-in TV cabinet, TV point, exposed wooden floorboards, vertical radiator and 'Gigaclear' point. Door leading through to: Dining area.

## Dining Area 12'4 x 11'2 (3.76m x 3.40m)



This light and bright open plan dining space is great for anyone who loves to entertain or need to keep an eye on little ones! With a large window with shutters overlooking the rear garden, there is also bespoke built-in book shelving with cabinet storage below, a log burner and radiator.

## Kitchen 12'6 x 6'10 (3.81m x 2.08m)



This well appointed and good sized galley kitchen offers a selection of base and wall mounted units having a 'Granite' worktop over and inset 1 1/2 bowl stainless steel sink. There is a 'Rangemaster' freestanding gas top

cooker with electric ovens, there is space and plumbing for a freestanding washing machine, space and plumbing for a freestanding dishwasher with a further space for a full size fridge/freezer (negotiable). The kitchen has a door out to the rear garden, windows to the side aspect, tiled flooring, LED spotlights and boiler (having been replaced by the current owner).

## Landing

Doors off to: Bedrooms. Built-in storage cupboard.

## Bedroom One 12'4 x 11'2 (3.76m x 3.40m)



This spacious double room is located to the rear of the property having a large window overlooking the garden with wooden shutters, a selection of bespoke built-in wardrobes creating excellence amounts of storage, a cast iron feature fireplace with exposed brick chimney breast and radiator. Door through to: Bathroom.

## Bedroom Two 13'11 x 12'1 (4.24m x 3.68m)



The second double bedroom has a window with wooden shutters to the front aspect and has been fitted out with bespoke wardrobes. There is exposed brick-work, an abundance of plug sockets, radiator and access to the loft room via a staircase.

## Bathroom 11'0 x 6'10 (3.35m x 2.08m)



The re-fitted bathroom comprises of a four piece suite with luxurious roll top bath, double shower with rainfall shower and contemporary wall tiling, a low level WC and a wall mounted sink unit with drawer storage with two further mirrored cabinets. The bathroom is completed with a window to the side aspect, flooring tiling, LED spotlights and radiator.

## Loft Room 10'1 x 9'6 (3.07m x 2.90m)



This handy loft room is a superb additional space and could be converted into an additional bedroom (STPP) having a 'Velux' window to the rear aspect, eaves storage, lighting, multiple plug sockets, telephone point and mains plumbed radiator.

## Outside



The property occupies an enviable location overlooking

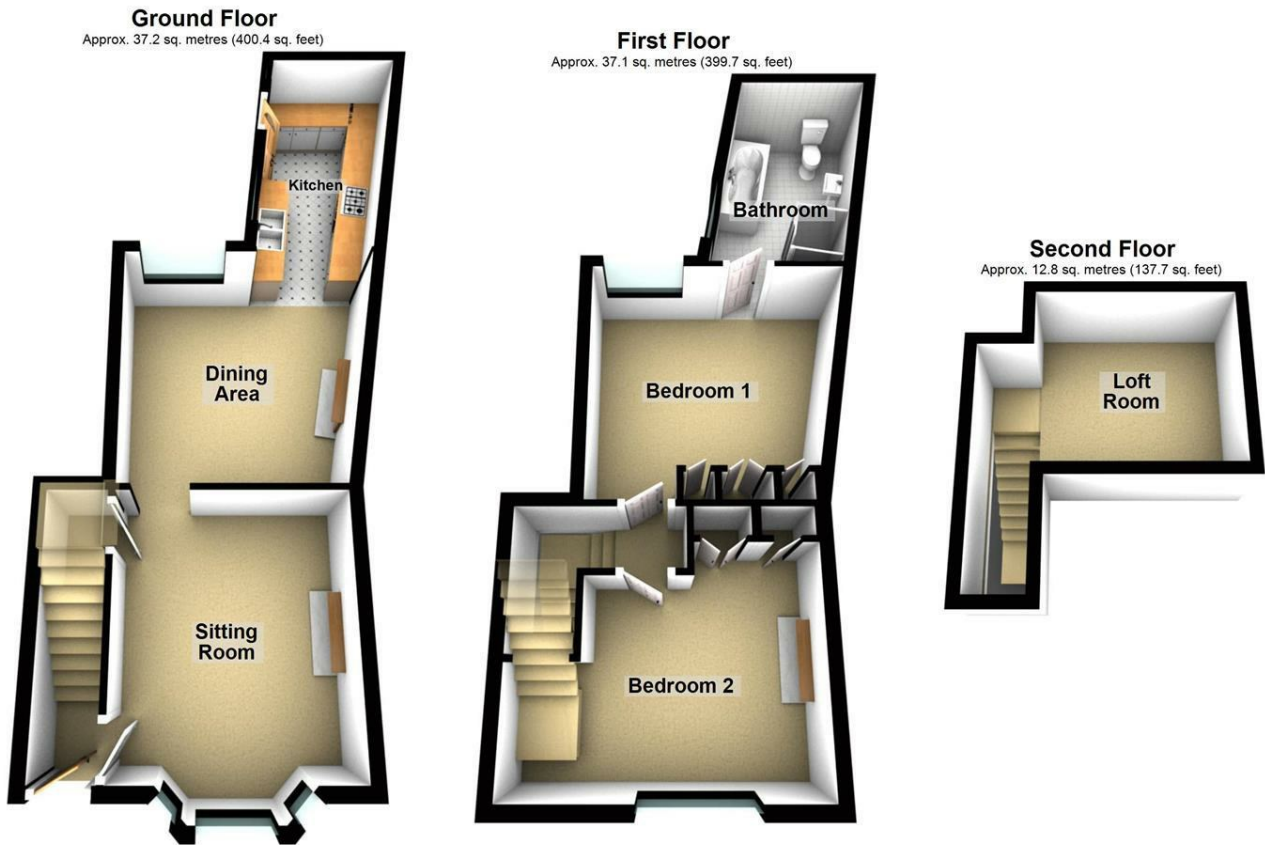
the village green with leafy outlook and views towards the Church. There is a front garden area with pathway, lawn and planted borders, however this could be altered to create off road parking (STPP). A walkway and pedestrian gate to the side provides access into the private rear garden. The partially walled rear garden is a real suntrap, being laid mainly to gravel for easy upkeep and providing a great area to sit, eat and entertain! An additional feature are the two brick-built stores, one having power and plumbing. There could be a great opportunity to install a downstairs WC to the rear of the property, using the outhouses utilities (STPP). There is also a handy wooden shed and timber framed BBQ hut!

## Front Garden



Potential for off road parking (STPP).

## Floor Plan



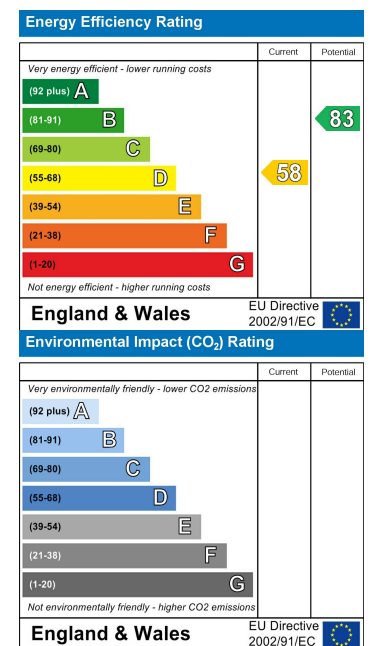
Total area: approx. 87.1 sq. metres (937.8 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



Service without compromise