

**HENDERSON
CONNELLAN**



“An Opportunity Not To Be Missed!”



31 Northfield Avenue
Great Bowden
LE16 7GN



“An Opportunity Not To Be Missed!”

Situated on the exclusive Hursley Park Development surrounded by 22 acres of country park, this four bedroom executive family home boasts a rural setting in the heart of Great Bowden and generous accommodation, perfect for family living!





Property Highlights

Built circa 2018 by the prestigious builder, Mulberry Homes, the property boasts the sought after 'Braybrook' design featuring a charming rendered exterior, a flexible layout, two en-suite facilities, a double garage and a host of additional upgrades throughout.

This gorgeous family home is positioned on the edge of the select development withing walking distance of Great Bowden's amenities including two village shops and cafes, two pubs, the local primary school, village hall, church and parks. With the countryside and allotments on its door step the property offers the perfect blend of rural living, whilst being within walking distance of the thriving town of Market Harborough and the train station benefitting from fantastic commuter links into London in under one hour.

Entrance is gained through the cottage style front door with two side light windows into the inviting entrance hall featuring Porcelanosa tiled flooring, access to the under stairs storage and stairs rise to the first floor.

Beautifully appointed living room boasting generous proportions, with a triple aspect, LED spotlights, an open view to the front elevation and bi fold doors to the rear south facing aspect. The charming room offers a feature log burner set into an inglenook and characterful recesses to either side, perfect for storing logs.

Formal dining room situated to the front elevation, tastefully decorated with a feature panelled wall, and offering a flexible layout.



Property Highlights

Stunning open plan kitchen/dining/family room offering a truly impressive space with a host of high quality fixtures and fittings and an attractive outlook of the garden with bi-folding doors. With ample space for living, a dining table and chairs, a high quality Porcelanosa tiled floor and spotlights throughout; the amazing space is perfect for entertaining and families.

The high specification kitchen boasts a range of contemporary, shaker style, eye and base level units with under counter lighting, a solid Quartz worktop with upstand, an inset one and a half bowl sink with draining board, an integrated double 'Bosch' oven and a five ring gas hob with extractor hood over. There is also an integrated fridge/freezer, dishwasher and a central island with an array of additional storage, a solid Quartz worktop and a breakfast bar.

Separate utility room with continued tiled flooring, a host of additional eye and base level units, a Quartz worktop with upstand, an inset sink and space and plumbing for washing machine and tumble dryer. There is also access to a guest WC, internal access into the double garage and out to the rear garden.

Naturally light, and well-proportioned first floor landing with an attractive balustrade, LED spotlights, access to the loft hatch, the airing cupboard and benefiting from a window to the front elevation with elevated views of the country park beyond.



Property Highlights

Four generously sized double bedrooms, all in immaculate decorative order after being tastefully decorated throughout, with high quality carpeting and ample room for king size beds in each room.

Second bedroom offering the perfect guest bedroom overlooking the rear garden benefitting from an en suite shower room. The en suite has been finished to a high standard with Porcelanosa tiled splash backs, a heated towel rail and a three piece suite to include a fully tiled and enclosed shower cubicle, a wall hung vanity enclosed wash hand basin and a low level WC.

Impressive main bedroom situated to the east wing of the property with attractive raked ceilings featuring two windows flooding the room with natural light and offering a wealth of character. There is also access to a walk-in dressing room with bespoke built in storage and an en suite shower room. The en suite features full height Porcelanosa wall tiling, a heated towel rail and a three piece suite to include a fully tiled and enclosed shower cubicle, a wall hung vanity enclosed wash hand basin and a low level WC.

Family bathroom with stunning Porcelanosa tiling, a heated towel rail and a four piece suite to include a panel enclosed bath, a fully tiled double width, shower enclosure, a low level WC and a wall hung vanity enclosed unit.

Double garage benefitting from two up and over manual doors, and internal door accessed from the utility room and offering fantastic storage, additional parking, power and light.





Outside

Perfectly positioned at the end of a cul de sac with scenic views to the front and side elevation, the attractive double fronted property boasts a sought after plot. The neat frontage has been beautifully maintained with two lawn borders, a host of established shrubbery and a paved path leads to the front door. There is a generous block paved driveway providing off road parking for three to four cars and access to the double garage via the two up and over manual doors.

The south-west facing garden wraps around to the side elevation offering a desirable corner plot. The garden is well established mainly laid to lawn with a host of well stocked planted borders, mature trees, and shrubbery. There is also a generous paved patio area ideal for seating, side access to the front and to the other side, the property does benefit from footings to build a retaining boundary brick wall if preferred.

Measurements

Living Room

7.39m x 3.84m (24'3" x 12'7") max



Kitchen/Dining/Family Room

5.99m x 5.74m (19'8" x 18'10") max

Dining Room

3.78m x 3.56m (12'5" x 11'8") max

Utility

3.96m x 1.55m (13'0" x 5'1")

WC

1.8m x 1.07m (5'11" x 3'6")

Main Bedroom

5.16m x 3.94m (16'11" x 12'11") max

Dressing Room

2.31m x 2.21m (7'7" x 7'3")

En Suite -

2.62m x 2.21m (8'7" x 7'3") max

Bathroom

2.84m x 2.31m (9'4" x 7'7")

Bedroom Two

3.91m x 3.66m (12'10" x 12'0")

En Suite Two -

1.96m x 1.52m (6'5" x 5'0")

Bedroom Three

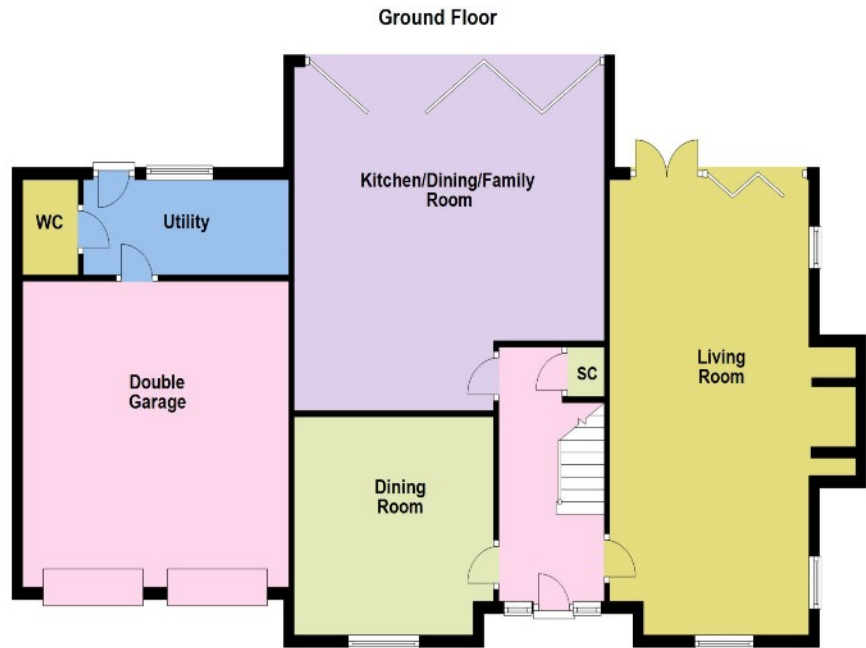
3.94m x 3.63m (12'11" x 11'11") max

Bedroom Four

3.91m x 3.25m (12'10" x 10'8")

Double Garage

5.18m x 4.98m (17'0" x 16'4")



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