



**“The Flymartins”**



7 Top Yard Farm  
Burnmill Road  
Great Bowden  
LE16 7JB

£1,100,000



## “Flymartins”

Nestled within an exclusive cul de sac consisting of just seven individually designed family homes, this executive five bedroom detached property built in 2001 of a stone and brick construction enjoys open countryside views. The property also boasts generous proportions with a host of high quality fixtures and fittings and a double garage and is situated in a desirable village location set on the outskirts of Great Bowden.





## Property Highlights

Top Yard Farm is set in the highly sought after south Leicestershire village of Great Bowden benefitting from being within close walking distance of the two local shops with post office and café facilities, an outstanding primary school, the village hall, two traditional pubs, recreational facilities and the fine parish church. Within walking distance of Flymartins is the thriving town of Market Harborough and the local train station offering fantastic commuter links with access to London in under one hour.

The cottage-style, timber front door opens into an inviting entrance hall with a stunning galleried landing above with a central hanging chandelier. The wide hallway features high quality Karndean flooring, brace and latch internal doors and is offered for sale in excellent decorative order with access to the under stairs storage cupboard, the guest WC and a glass panelled door to the rear leads out to the garden.

Impressive family kitchen with a dual aspect, continued Karndean flooring, LED spotlights and ample space for a centrally positioned dining table and chairs. The high specification, fitted shaker-style kitchen suite offers extensive eye and base level units, a solid granite worktop with upstand and this continues up to the window sills and a recessed ceramic one and a half bowl sink. A range of high quality appliances are included featuring an 'Everhot' range cooker neatly recessed into an inglenook with a timber surround and granite hearth, and an integrated 'Bosch' dishwasher and fridge/freezer. There is also access to a walk-in pantry providing excellent storage, with red quarry tiled flooring providing fantastic storage.

Separate utility room/boot room with red quarry tiled flooring, access to the boiler cupboard and cloakroom storage. The utility benefits from additional eye and base level units, a stainless steel one and a half bowl sink and space for a washing machine and tumble dryer.



## Property Highlights

Formal dining room offering a wealth of charm with continued Karndean flooring, painted timber beams, deep skirting boards and coving. This wonderful room enjoys a south facing outlook of the rear garden with two sets of doors leading out to the patio area, and a single door also leads out to the front garden.

Immaculately presented living room with high quality carpeting, a brace and latch door, LED spotlights, an air conditioning unit and a stunning feature fireplace with an LPG gas fire and a stone surround and mantle. The living room is flooded with natural light from an array of windows and the wide French doors that lead out to the garden.

Study room offering a flexible layout and conveniently located overlooking the garden with a glass panelled door and two side light windows.

Guest WC finished to a high standard with continued Karndean flooring, a chrome heated towel rail and a white two piece suite to include a vanity enclosed wash hand basin and a WC.

The attractive staircase rises from the entrance hall up to the extensive landing with the principal suite to the far rear elevation, and the balance of the bedrooms to the other. The galleried landing is sure to impress with an open view of the hallway, an elevated countryside view to the side elevation, LED spotlights and access to a balcony.

Five double bedrooms, all with high quality carpeting, a neutral decor and four out of the five bedrooms featuring fitted wardrobes and dual aspects flooding the rooms with plenty of natural light.



## Property Highlights

The principle bedroom enjoys views of the neighbouring countryside to the side elevation, a south facing outlook of the garden, an air conditioning unit and an en suite shower room. The en suite is finished to a high standard and boasts Karndean flooring, full height wall tiling, a chrome heated towel rail and a three piece suite to include a walk-in shower, a WC and a wide vanity enclosed wash hand basin.

The second bedroom offers the perfect guest suite offering its own air conditioning unit, walk through dressing room with fitted wardrobes and this flows through to the modernised en suite bathroom. The high quality bathroom has been finished to an exceptionally high standard with full height tiling, a Velux window, a chrome heated towel rail and a white four piece suite. This includes an oversized walk in shower with glass screen, a free-standing oval bath with a floor mounted tap and hand held shower, a ceramic bowl sink set on a wide vanity unit and a WC.

The fantastic balcony is accessed from the landing with a contemporary glass screen, ample space for two chairs and a far-reaching outlook of the countryside beyond.

Double garage with two electric doors, a rear personnel door, window, central heating ideal for storing classic cars, and excellent storage with internal access into the property.





## Outside

The attractive property features a part stone and part reclaimed brick frontage and occupies an enviable wrap around plot. A block paved driveway provides off road parking for four cars side by side and this flows up to the front door with a timber pillared porch.

The south facing garden is desirably enclosed with a red brick wall to the rear elevation and fencing with established shrubbery to the side, offering a good degree of privacy whilst still enjoying the countryside views beyond.

The garden features an elevated paved patio area retained by contemporary glass panels offering the perfect seating area with two electric awnings.

The garden also benefits from a fantastic summer house and to the side elevation is an insulated timber constructed lean to with power and light and there is a side access to the front of the property.

# Measurements

**Living Room**  
5.69m x 5.61m (18'8" x 18'5")

**Dining Room**  
4.95m x 4.42m (16'3" x 14'6")

**Study**  
2.84m x 2.36m (9'4" x 7'9") max

**Kitchen**  
4.83m x 3.99m (15'10" x 13'1")

**Pantry**  
1.73m x 1.6m (5'8" x 5'3")

**Utility**  
3.2m x 1.6m (10'6" x 5'3")

**Workshop**  
5.05m x 1.98m (16'7" x 6'6")

**Main Bedroom**  
5.79m x 3.78m (19'0" x 12'5")

**En Suite One**  
2.46m x 1.91m (8'1" x 6'3")

**Bedroom Two**  
5.89m x 2.84m (19'4" x 9'4")

**En Suite Two**  
2.74m x 2.67m (9'0" x 8'9")

**Dressing Room**  
2.39m x 2.06m (7'10" x 6'9")

**Bedroom Three**  
3.66m x 2.87m (12'0" x 9'5")

**Bedroom Four**  
3.66m x 2.87m (12'0" x 9'5")

**Bedroom Five**  
3.66m x 2.64m (12'0" x 8'8")

**Balcony**  
2.57m x 1.52m (8'5" x 5'0")

**Bathroom**  
3.73m x 1.88m (12'3" x 6'2")

**Double Garage**  
5.89m x 5.33m (19'4" x 17'6")



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