



**HENDERSON
CONNELLAN**
ESTATE AGENTS

58 Great Bowden Road, Market Harborough

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“An Address, Plot and Interior to Impress!”

Situated on the prestigious, Great Bowden Road, with an extensive rear garden and a modernised interior, this three bedroom period property retains a wealth of charm, whilst boasting a host of high quality fixtures and fittings and an updated open plan kitchen/dining/family room.

Inviting entrance hall with period, checkered tiled flooring, a traditional style radiator, access to the under stairs store cupboard and stairs rise to the first floor.

Beautifully appointed living room situated to the front elevation featuring a bay window injecting an abundance of natural light, a feature open fireplace with cast iron hearth, a picture rail, and a tall traditional style radiator.

Stunning, open plan kitchen/dining/family room benefitting from being recently modernised and boasting a fantastic social entertaining space! The impressive space overlooks the extensive rear garden and is flooded with natural light from a host of windows, French doors and a side frosted door. The kitchen/dining area has been finished with high quality, herringbone, engineered oak flooring, LED spotlights and still retains a wealth of charm with picture rails and high ceilings. Fitted in 2021, the kitchen comprises a range of eye and base level units, a square edge worktop with upstand, a ceramic bowl sink with draining board, a double Bosch oven and a four ring Bosch induction hob with concealed extractor hood over. There is also an integrated fridge/freezer, dishwasher and a breakfast bar.

The dining area is open from the kitchen with continued engineered oak flooring, fitted storage, a traditional style radiator and ample space for a dining table and chairs.

Study/playroom area offering a flexible layout with a side sash window and an opening through into the kitchen.

Separate utility room situated to the rear elevation with Karndean flooring, a dual aspect, a WC and space for a washing machine and tumble dryer.

Wooden stairs with an attractive central carpet runner rise to the first floor landing benefiting from a wooden pull down ladder providing access to the converted loft room. This fantastic loft room boasts two Velux windows, vaulted ceilings, eaves storage and is currently used a home office/ additional bedroom area. The property also benefits from hard wired super fast broadband making it extremely attractive for those working from home!

Three good sized bedrooms, all in excellent decorative order with two being double in size and the main bedroom featuring a bay window.

Family bathroom comprising floor and walled splashback travertine stone tiling, access to the airing cupboard, a chrome heated towel rail and a three piece suite. The three piece suite includes a panel enclosed bath with a wall mounted waterfall tap and shower over, a low level WC and a wall mount half pedestal wash hand basin.

To the side of the property is access to a timber constructed storage shed perfect for garden storage.

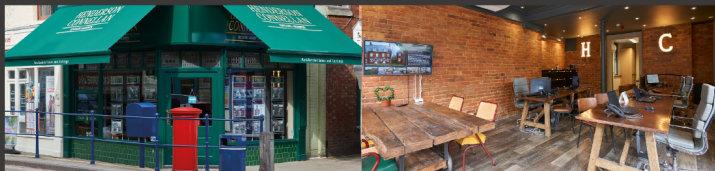
Situated on a sought after road, the property is neatly set back with a lawn frontage and enclosed by a well-manicured hedgerow. To the front is a hard standing driveway providing off road parking for two cars and a paved path leads to the front door.

The extensive rear garden is sure to impress with its generous size, variety of sections and established setting. There is a generous paved patio area and raised decked section ideal for seating and steps lead down to the main lawn. The well-maintained lawn area features a wealth of well stocked planted borders, mature trees and shrubbery offering a good degree of privacy.





- Living Room - 3.45m x 3.45m (11'4" x 11'4")
- Kitchen/Dining/Family Room - 7.34m x 5.69m (24'1" x 18'8") max
- Playroom/ Study - 2.41m x 2.41m (7'11" x 7'11")
- Main Bedroom - 3.89m x 3.07m (12'9" x 10'1")
- Bedroom Two - 3.45m x 3.1m (11'4" x 10'2")
- Bedroom Three - 2.31m x 2.13m (7'7" x 7'0")
- Bathroom - 2.24m x 2.06m (7'4" x 6'9")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

