



**HENDERSON
CONNELLAN**

ESTATE AGENTS

The Old Sawmills, Plot 28, Leicester Lane, Great Bowden

£525,000

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“Executive Family Living”

Nestled within the exclusive Old Sawmills development, this executive four bedroom detached family home is sure to impress with its enviable corner plot position boasting a detached double garage, four double bedrooms and its range of high quality fixtures and fittings throughout!

Built by Cora Homes, The Sutton + offers a flexible family design offering an unmissable opportunity to secure the last remaining plot benefitting from a host of upgrades, whilst combining a modern finish with a wealth of charm throughout.

Entrance hall featuring a fitted floor mat, high quality carpeting, access to the guest WC and stairs rise to the first floor.

Truly impressive, open plan living/dining/family room measuring just under 30ft in length with a tri-Aspect flooding the room with natural light. The fantastic space can be easily zoned with furniture with a stunning family area benefitting from high vaulted ceilings, a host of windows and French doors leading out to the rear garden.

High specification, open plan kitchen/dining room finished to an exceptionally high standard with a tri-Aspect injecting an abundance of natural light and in excellent decorative order. The kitchen comprises tiled flooring, LED spotlights, a range of shaker style eye and base level units, a Quartz worktop with upstand; a stainless steel ‘Rangemaster’ one and a half bowl sink and an integrated ‘Siemens’ double oven. There is also a ‘Siemens’ four ring induction hob with extractor hood over, dishwasher and fridge/freezer. The dining area benefits from a high-quality carpet and ample space for a generous table and chairs.

Separate utility room with continued tiled flooring, additional storage, a stainless-steel sink with draining board and space for a washing machine and tumble dryer.

Stairs rise to a galleried first floor landing with access to an airing cupboard and a loft hatch.

Four double bedrooms all in excellent decorative order with the main and second bedroom overlooking the rear garden.

The impressive main bedroom boasts fitted wardrobes and a luxury en-suite shower room featuring ceramic tiled flooring and wall tiles, a chrome heated towel rail, LED ceiling spotlights and a Laufen white three-piece suite. The three-piece suite incorporates a double width shower cubicle, a wall hung wash hand basin and a low level WC.

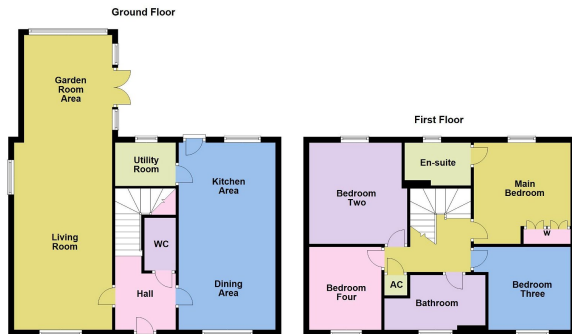
Stunning bathroom comprising ceramic tiled flooring and wall tiles, a large chrome heated towel rail, LED ceiling spot lights, and a white Laufen four piece suite to include a panel enclosed bath, a double width shower cubicle, a wall hung wash hand basin and a low level WC.

Occupying a corner plot, this attractive double fronted property offers a neat frontage with two bark chipping and well stocked planted borders to either side of a central paved path that leads to the front door with feature storm porch. The neat frontage also features an area of lawn and to the side elevation is a block paved driveway providing off road parking for two cars, access to the double garage and side access into the garden. Detached double garage with a side door into the garage, two up and over doors, power and light. The rear garden is larger than you would expect wrapping around to the side elevation and has been beautifully designed offering a variety of sections.

A raised patio area directly adjoins the property creating a fantastic outdoor entertaining space, enclosed by charming wrought iron railings with steps leading down to the remainder of the garden.

A generous lawn wraps around the side of the property offering a good degree of privacy and to the other side of the property is an additional lawn area and timber gate leading to the driveway and double garage.





- Living Room - 6.63m x 3.48m (21'9" x 11'5")
- Garden Room Area - 3.81m x 3.15m (12'6" x 10'4")
- Kitchen/Dining Room - 6.6m x 3.43m (21'8" x 11'3")
- Utility - 2.16m x 1.5m (7'1" x 4'11")
- Main Bedroom - 3.58m x 3.53m (11'9" x 11'7") max
- En Suite - 2.31m x 1.52m (7'7" x 5'0")
- Bedroom Two - 3.56m x 3.35m (11'8" x 11'0") max
- Bedroom Three - 3.48m x 2.92m (11'5" x 9'7") max
- Bedroom Four - 3.15m x 2.49m (10'4" x 8'2")
- Bathroom - 3.78m x 2.03m (12'5" x 6'8") max



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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.

