



"Executive Family Living in an Exclusive Location with a Flexible Floorplan!"





131 Scotland Road
Market Harborough,
LE16 8AY



“Executive Family Living in an Exclusive Location with Flexible Floorplan!”

Neatly enclosed by a charming red brick wall with double iron gates, this five bedroom detached, executive family home is sure to impress boasting extensive proportions with a flexible floorplan, a detached double garage and a charming rear garden set in the heart of Little Bowden.





Property Highlights

This substantial-sized family home is set on an established plot nestled back from the road with ample off road parking for up to eight cars and offered for sale with NO CHAIN.

Highly sought after location situated in Little Bowden within close walking distance of the desirable Little Bowden Primary School, Market Harborough's thriving town centre and the train station.

Entrance is gained through the glass and timber framed front door with a generous side light window flooding the hallway with an abundance of natural light. The grand entrance hall boasts stunning proportions and a wealth of character with herringbone Amtico flooring, a dado rail and an ornate staircase rises to the first floor landing.

Beautifully appointed living room of a generous size with a delightful dual aspect featuring two windows to the front elevation, sliding patio doors out to the garden and a gas feature fireplace.

Well-presented kitchen/dining room with tiled flooring, an island with breakfast bar, and ample space for a table and chairs, offering a fantastic entertaining room. This open space benefits from an array of eye and base level units, a roll top worksurface, a one and a half bowl sink with draining board, a double oven with a five ring ceramic hob and concealed extractor hood over, an integrated dishwasher; access to the utility room and sliding doors into the conservatory.



Property Highlights

Separate utility room with continued tiled flooring, additional unit storage, space for a fridge/freezer, washing machine, tumbler dryer and side access out to the front.

Formal dining room benefitting from ample space for a large table and chairs and a bay window overlooks the rear garden offering a picturesque and established view.

Ground floor study/second reception room situated to the front elevation offering a flexible layout with the potential to be used as a snug, music room or playroom if needed.

Light and airy conservatory with views of the garden making the ideal garden room with an array of windows and fresh doors out to the paved patio areas.

Situated to the side elevation off from the conservatory is an excellent store room with a rear door out to the garden and access to an additional room with its own front entrance offering the perfect opportunity to create a gym/home office.

Stairs rise from the hallway to the galleried, first floor landing of a generous size, with access to the useful airing cupboard, loft hatch, five bedrooms and the family bathroom.

Five double bedrooms all boasting extensive proportions with two out of the five bedrooms benefitting from en suite facilities.



Property Highlights

Impressive main bedroom spanning the depth of the property featuring a dual aspect, fitted wardrobes, a host of drawers and an en suite shower room. The luxury en suite comprises a chrome heated towel rail and a three piece suite to include a walk in, oversized shower, a vanity enclosed wash hand basin and a low level WC.

Second bedroom offering a sought-after guest room enjoying views of the garden with an en suite shower room. The en suite incorporates a three piece suite to include a fully tiled and enclosed shower cubicle with electric shower, a low level WC and a pedestal wash hand basin.

Family bathroom with timber effect flooring, recessed storage and a three piece suite to include a panel enclosed bath, a low level WC and a pedestal wash hand basin.





Outside

Set back from the road and neatly enclosed by a charming red brick wall with double gates, the property offers a sweeping block paved driveway providing ample off road parking for approximately eight cars. This impress frontage is neatly tucked away offering a good degree of privacy, two lawn frontages, a mature tree and a host of well stocked planted borders with established shrubbery.

Situated to the side elevation is a detached double garage with two up and over manual doors, access to the side of the property with the separate front entrance into a potential annexe area. The block paved driveway flows up to the front entrance with brick pillars and porch and there is side access into the rear garden.

The delightful rear garden offers a picturesque outlook with its established and beautifully maintained setting. The garden comprises a variety of sections to include a paved patio area and raised decked section, both ideal for seating and entertaining, with the added benefit of covering over a former (now unfilled) pool if desired. There is a well-kept, sculpted main lawn edged with a gravelled border and an array of plantings, mature shrubbery and well screened with a wealth of trees.

Measurements

Hall
6.25m x 4.04m (20'6" x 13'3") max

Living Room
6.25m x 4.85m (20'6" x 15'11")

Kitchen/Dining Room
8.33m x 4.06m (27'4" x 13'4") max

Dining Room
4.06m x 3.91m (13'4" x 12'10")

Study
4.7m x 2.72m (15'5" x 8'11")

Utility
2.9m x 1.91m (9'6" x 6'3")

WC
1.65m x 1.35m (5'5" x 4'5")

Conservatory
3.3m x 2.84m (10'10" x 9'4") max

Cloakroom Area
2.54m x 1.98m (8'4" x 6'6") max

Potential Annexe Room
4.34m x 2.21m (14'3" x 7'3")

Store Room
3.05m x 1.78m (10'0" x 5'10")

Main Bedroom
6.3m x 4.85m (20'8" x 15'11") max

En Suite
3.07m x 2.08m (10'1" x 6'10") max

Bedroom Two
3.96m x 3.07m (13'0" x 10'1")

En Suite Two
1.8m x 1.65m (5'11" x 5'5")

Bedroom Three
3.96m x 3.07m (13'0" x 10'1")

Bedroom Four
4.14m x 2.84m (13'7" x 9'4")

Bedroom Five
3.15m x 2.49m (10'4" x 8'2")

Bathroom
4.42m x 1.78m (14'6" x 5'10")



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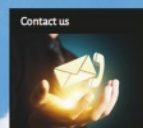
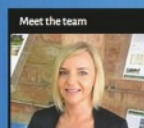


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