



“Often Request, Rarely Available!”



**37 Berry Close
Great Bowden
LE16 7ES**

Overs Over £575,000



"Often Request, Rarely Available!"

Built in 2019 by the well-renowned builder, Redrow Homes, this charming four bedroom detached property located in the desirable village of Great Bowden, has been finished with an exceptionally high standard with a wealth of upgrades throughout, a tasteful interior finish, an open plan kitchen/dining/family room and occupies a sought after end plot position nestled within a cul de sac!





Property Highlights

Highly requested village location situated in Great Bowden within walking distance of the village amenities including two village shops with cafes, the two village pubs, village hall, church and primary school. The thriving town of Market Harborough and train station are also within close walking distance, with excellent commuter links into London within the hour.

Entrance is gained into the charming, solid oak framed entrance porch, a beautiful extension to the property added in 2023 creating a welcoming and spacious entrance. The porch features a solid wood cottage style door, a host of windows, decorative tiled flooring and ample cloak room space for coats and shoes.

Inviting entrance hall accessed via the composite front door with gorgeous, reclaimed oak, parquet flooring which continues through the ground floor, access to the guest WC and stairs rise to the first floor.

Beautifully appointed living room with the stunning, continued reclaimed oak, parquet flooring, deep skirting boards and high ceilings. This elegant space offers a host of high quality fixtures and fittings to include a bespoke fitted media unit wall with an array of fantastic storage including shelving, drawers, cupboards and a fold out desk, ideal for the those working from home. The generous window injects an abundance of natural light overlooking the neat green frontage and featuring plantation shutters.



Property Highlights

Open plan, kitchen/dining/family room spanning the entire width of the property to the rear elevation, creating a fantastic social entertaining space with continued reclaimed oak parquet flooring, space for a generous table and chairs and a family area. This truly gorgeous space has been tastefully finished with an immaculate décor, LED spotlights and a wealth of upgrades throughout.

The kitchen comprises a range of shaker style eye and base level units, a quartz worktop with upstand featuring a continuation of a hob splashback, quartz window sill, and an inset sink with draining grooves. There is an integrated double AEG oven, a four ring gas hob with extractor hood over, fridge/freezer, dishwasher and a wealth of storage to include a pull out pantry unit and an excellent full height pantry cupboard. The dining/family room benefits from access to a useful understairs storage cupboard and is flooded with natural light with a host of windows and French doors leading out to the south-west facing garden.

Separate utility room with travertine tiled flooring, a side door leading out to the driveway and with space for a washing machine and tumble dryer.

Stairs rise to a generous first floor landing with a loft hatch. Four immaculately presented bedrooms, in excellent decorative order with three bedrooms benefitting from being double in size and the fourth bedroom offering a generous single room or study, perfect for those working from home.



Property Highlights

The stunning main bedroom boasts fitted wardrobes, ample size for a super king size bed and an ensuite shower room.

The luxury ensuite shower room features LVT flooring, LED ceiling spot lights, porcelain wall tiles, and a white three piece suite to include a double width shower cubicle, a large wash hand basin with a mixer tap and vanity unit beneath offering excellent storage, and a low level WC.

The second bedroom is also positioned to the front elevation and features ample fitted wardrobes.

Modern family bathroom comprising LVT flooring, LED ceiling spot lights, an airing cupboard, porcelain wall tiles and a Sottini white three piece suite. The three piece suite incorporates a panel enclosed bath with a shower over and shower screen, a wall hung wash hand basin and a low level WC.

Single garage with a manual up and over door, power and lighting.





Outside

The attractive redrow build offers fantastic curb appeal with a part rendered frontage and a stunning oak porch with contemporary paving. There is a low level hedgerow enclosing the small lawn frontage and to the side is a hard standing driveway providing off road parking for two cars with access to the detached single garage with cladding.

The fantastic south-west facing rear garden is a true sun trap, boasting a generous size, featuring a contemporary paved patio area with space for a garden table and chairs and a well kept lawn with a host of well stocked planted borders. There is a raised decked area ideal for outdoor entertaining with additional power sockets, and side access to the driveway via the secure timber gate.

Measurements

Porch

2.44m x 1.52m (8'0" x 5'0")

Living Room

5m x 3.56m (16'5" x 11'8")

Kitchen/Dining/Family Room

7.65m x 3.96m (25'1" x 13'0")

Utility

1.98m x 1.73m (6'6" x 5'8")

WC

1.73m x 1.22m (5'8" x 4'0")

Main Bedroom

4.24m x 3.58m (13'11" x 11'9")

En Suite

2.51m x 1.5m (8'3" x 4'11")

Bedroom Two

4.01m x 2.82m (13'2" x 9'3")

Bedroom Three

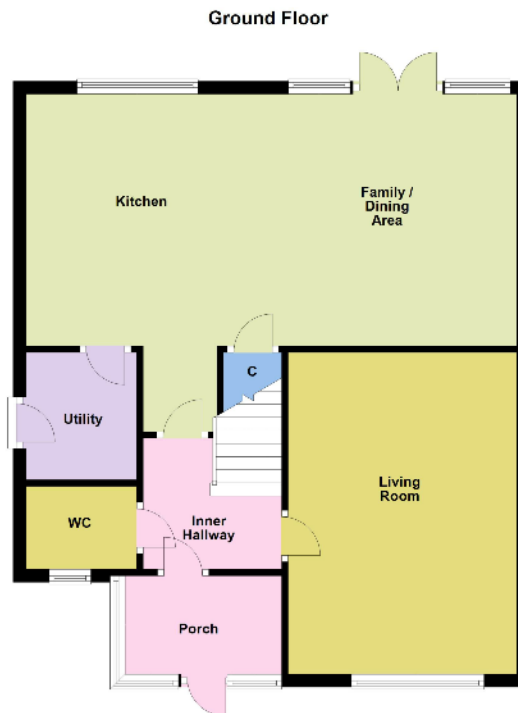
3.33m x 2.92m (10'11" x 9'7")

Bedroom Four

2.77m x 2.26m (9'1" x 7'5")

Bathroom

3.28m x 1.73m (10'9" x 5'8")

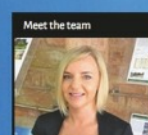


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