



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Great Bowden, Market Harborough, Leicestershire, LE16 7HA

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“A View, Interior and Location to Impress!”

Situated in the sought after village of Great Bowden and boasting an impressive outlook of the neighbouring countryside, this immaculately presented, three bedroom period property is sure to impress with its modern country living, high quality fixtures and fittings and off road parking!

The property is set in the highly regarded 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 fine parish church. Also within walking distance is the thriving town of Market Harborough and the local train station offering fantastic commuter links with access to London in under one hour.

Entrance is gained into the beautifully appointed living room with a gorgeous sash window to the front elevation and a wealth of character with solid oak flooring, a picture rail, a traditional radiator and a storage cupboard recessed into the alcove. This charming room also boasts a stunning cream, multi fuel burner offering a fantastic focal point to the room.

Truly impressive, open plan kitchen/dining/family room with continued solid oak flooring, ample space for a dining table and chairs and living area, offering an inviting, social space. This wonderful space features high vaulted ceilings with an exposed timber oak A-frame.

The high quality kitchen comprises a range of shaker style eye and base level units, a granite worktop with upstand, an inset sink with draining grooves and a Rangemaster cooker with a five ring gas hob. The kitchen also benefits from an integrated Bosch dishwasher, a double pull out fridge and a fantastic recessed pantry cupboard with space for fridge/freezer and additional storage.

The living/family room is open from the kitchen with two skylight windows, high vaulted ceilings and oak bifold doors out to the garden.

Stairs rise to the first floor with access to the useful storage cupboard, the main bedroom, the bathroom and a further staircase rises to the top floor.

Luxury, family bathroom of a generous size with stone tiled flooring, a window overlooking the rear garden, a traditional style radiator and panelled walls to dado height, offering a wealth of charm. The bathroom features a four piece suite to include a free standing, roll top bath with claw feet, a corner, fully tiled and enclosed shower cubicle, a low level WC and a ‘Heritage’ pedestal wash hand basin. Three immaculately presented bedrooms all double in size with high quality carpets and generous windows with plantation shutters.

The impressive main bedroom is situated on the first floor with a stunning south facing view of the neighbouring field to the front elevation, a feature fireplace, a picture rail and fitted ‘Sharps’ wardrobes. Stairs rise up to the top floor with access to a useful storage cupboard and two out of the three bedrooms.

Bedrooms two and three are located on the top floor with attractive raked ceilings and tasteful decor.

Occupying a desirable position in the often requested village of Great Bowden, the property boasts a stunning position overlooking the open countryside. Set back from the road, the property is neatly enclosed with a low level iron gate and offers a well maintained front garden with a host of shrubbery and plantings. There is a decorative tiled area, perfect for seating and a paved path leads to the front door.

The rear garden has been professionally landscaped featuring a generous raised decked section, perfect for seating. Steps lead down to the main lawn area which extends to the boundary and boasts a well stocked planted border, neatly enclosed by a period red brick wall. To the rear of the garden is access to the timber constructed shed and driveway providing off road parking for one car.





- Living Room - 3.94m x 3.35m (12'11" x 11'0")
- Kitchen/Dining Room - 7.85m x 3.56m (25'9" x 11'8") max
- Main Bedroom - 3.94m x 3.33m (12'11" x 10'11")
- Bathroom - 3.45m x 2.24m (11'4" x 7'4")
- Bedroom Two - 3.94m x 3.71m (12'11" x 12'2")
- Bedroom Three - 3.58m x 2.24m (11'9" x 7'4")



63 High Street, Market Harborough,
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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.

