



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Station Road, Great Bowden

2 1 2



“Often Requested, Rarely Available!”

Situated in the prestigious village of Great Bowden, this beautifully appointed two bedroom period cottage offers the perfect retreat with its sought after location, desirable position with an established and private outlook to the rear, and generous accommodation of approximately just over 1000 sq ft!

Entrance is gained into the extended entrance porch with tiled flooring, a side window and ample space for coats and shoes storage.

Entrance hall with stairs rising to the first floor and access to the living and dining room.

Well-presented living room with a dual aspect benefitting from double doors leading through to the conservatory, detailed coving and a feature fireplace with a decorative tiled hearth.

Formal dining room providing an additional reception room with a window overlooking the front garden, ample space for a large table and chairs and a feature archway providing access to a rear hallway with access to a useful storage cupboard.

Fitted kitchen with continued tiled flooring, an array of shaker style eye and base level units, a one and a half bowl sink with draining board, a freestanding cooker, space for a fridge/freezer and access to the utility room.

Separate utility room with space and plumbing for a washing machine, tumble dryer and access to the guest WC. The guest WC incorporates a low-level WC and wash hand basin.

Light and airy conservatory making the ideal garden room with tiled flooring, a rear door out to the garden and generous windows, injecting an abundance of natural light.

Stairs rise to the first floor landing with access to two generous double bedrooms featuring deep skirting boards, high ceilings and plenty of natural light.

The impressive main bedroom enjoys a duals aspect with one of the windows overlooking the garden. In addition to this, the bedroom boasts a generous fitted storage cupboard and fitted wardrobes.

Well-proportioned family bathroom with steps leading down from the landing offering a wealth of charm with panelled walls to dado height and a four-piece suite. The four-piece suite comprises a panel enclosed bath, a double, corner shower enclosure, a low-level WC and a pedestal wash hand basin. There is also access to the airing cupboard, housing the modern Worcester combi boiler.

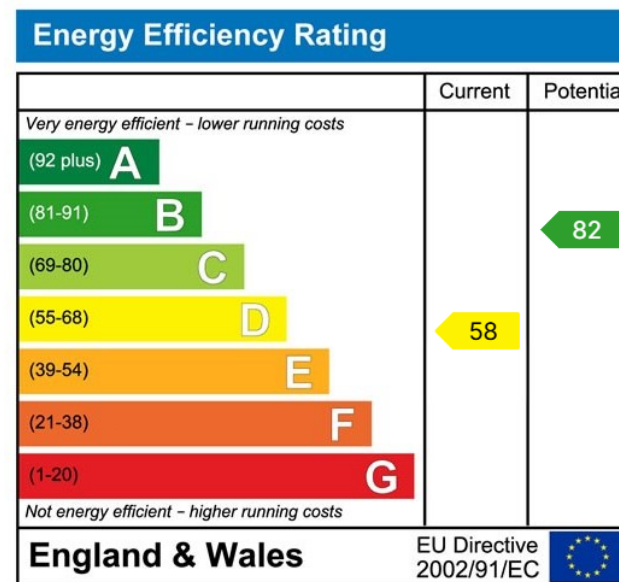
Set back from the road, this beautifully appointed cottage situated in Great Bowden boasts a delightful and attractive position. With a pretty and well-established frontage, the property features attractive curb appeal with an initial gravelled driveway providing off road parking for three cars and a wonderful, planted front garden is enclosed by a low-level picket fence. A central block paved pathway provides access to the front door with a timber pergola archway, and either side of this path are well stocked planted borders, established shrubbery and trees, offering a wealth of colour and character. There is a block paved seating area facing east, perfect for those wishing to enjoy the morning sun whilst admiring the frontage.

The desirable west facing rear garden has been beautifully maintained offering a true gardeners paradise with a variety of sections and good degree of privacy. The garden features a blocked paved patio area perfect for seating, two feature lawns and a host of plantings and mature trees. There is an excellent degree of privacy being completely screened by established trees to the rear and access to the timber constructed shed.





- Living Room - 4.75m x 2.9m (15'7" x 9'6")
- Dining Room - 4.75m x 2.9m (15'7" x 9'6")
- Kitchen - 3.81m x 2.36m (12'6" x 7'9")
- Utility - 3.15m x 1.85m (10'4" x 6'1")
- WC - 1.07m x 0.76m (3'6" x 2'6")
- Conservatory - 2.92m x 2.62m (9'7" x 8'7") max
- Main Bedroom - 4.75m x 2.9m (15'7" x 9'6") max
- Bedroom Two - 4.8m x 2.9m (15'8" x 9'6") max
- Bathroom - 3.43m x 2.36m (11'3" x 7'9")



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.

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