



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Dunmore Road, Market Harborough

4 2 2



“A Warm Welcome”

Perfectly positioned within a desirable enclave, within the heart of Little Bowden, this fantastic, detached home offers you a warm welcome as soon as you walk through the front door, boasting a beautiful décor throughout, a delightful rear garden and a single garage!

Entrance to the property is gained through a porch with part glazed double doors, ceramic tiled flooring and a composite front door into the hallway.

Welcoming entrance hall featuring laminate flooring, an understairs cupboard, a guest WC and stairs rise to the first floor.

Beautifully appointed living/dining room boasting a bay window to the front elevation, ample space for both living and dining, a charming electric fireplace and French patio doors lead to the conservatory.

Natural light conservatory offering delightful views of the rear garden, with ceramic tiled flooring and French patio doors lead out to the garden.

Fantastic kitchen/dining room featuring ceramic tiled flooring, space for a dining table and chairs, a separate utility room and French patio doors leading out to the garden.

The kitchen boasts an array of shaker style eye and bade level units, a roll top work-surface, ceramic wall tiling, a one and a half bowl sink with a mixer tap and draining board, a double oven, a four-ring electric hob and an integrated fridge freezer and dishwasher.

Utility room comprising continued tiled flooring, eye and base level units, a roll top work-surface, ceramic wall tiling, a stainless-steel sink with a mixer tap and draining board and space for a washing machine and a tumble dryer. There is also a door to the garden and integral access to the garage.

Guest WC with ceramic tiled splashbacks and pedestal wash hand basin and a low-level WC.

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

Four beautifully presented bedrooms in excellent decorative order with three bedrooms being double in size and benefitting from built-in wardrobes.

The charming main bedroom is positioned to the front elevation with a built-in wardrobe and an en-suite shower room.

The modern en-suite features tiled effect flooring, ceramic wall tiling, ceiling spotlights and a white three-piece suite to include a shower cubicle, a pedestal wash hand basin and a low-level WC.

The main bathroom comprises ceramic wall tiling, timber effect flooring, ceiling spotlights, a panel enclosed bath with a shower attachment, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door, power, lighting, a modern Worcester boiler installed in 2024 and a door into the utility room.

Nestled within a desirable enclave the property is neatly set back, boasting an attractive frontage. The front of the property benefits from well-manicured hedgerow, a gravelled area with established plantings and a paved pathway to the front porch. There is also a driveway providing off road parking for two cars, access to a single garage and a side gate to the garden.

The rear garden is a true gardeners paradise, having been beautifully maintained, offering a wealth of mature plantings and a fantastic outlook of the established trees behind. The garden features two paved patio areas offering ideal seating areas to enjoy throughout the day, a well-kept lawn, a host of well-stocked planted borders, and side access to the front elevation. The garden also benefits from outdoor sockets, a water butt, a discreet bin store and an area to the side for additional storage.





- Living/Dining Room - 8.41m x 3.48m (27'7" x 11'5")
- Kitchen - 4.5m x 3.33m (14'9" x 10'11")
- Conservatory - 3.48m x 3.23m (11'5" x 10'7")
- Utility Room - 1.75m x 1.65m (5'9" x 5'5")
- Main Bedroom - 3.99m x 3.48m (13'1" x 11'5")
- Ensuite - 2.03m x 1.83m (6'8" x 6'0")
- Bedroom Two - 3.96m x 2.62m (13'0" x 8'7")
- Bedroom Three - 3.45m x 2.57m (11'4" x 8'5")
- Bedroom Four - 3.25m x 2.41m (10'8" x 7'11")
- Bathroom - 2.36m x 2.18m (7'9" x 7'2")



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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.

