



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Chater Close, Great Bowden

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“A Perfect Opportunity”

Situated in the highly desirable and popular village of Great Bowden, this impressive semi-detached property is neatly tucked away in a close of just 10 properties, boasting generous proportions throughout, off road parking, a low maintenance rear garden and the perfect opportunity to add your own stamp to!

The property is offered for sale with NO CHAIN.

Conveniently located within close walking distance to two village pubs, Bowden Stores café, the post office and delicatessen, the church, the village hall and Great Bowden Primary School is just a few minutes walk away. Market Harborough train station is also within walking distance, with excellent commuter rail links into London St Pancras within an hour.

Entrance through the uPVC door leading into the inviting and spacious entrance hall with stairs flowing up to the first floor landing, beyond which is a door giving access to the side of the property and the rear garden.

Kitchen comprising a large window to the front elevation injecting natural light, a host of eye and base level fitted units, roll top work surfaces, a stainless-steel sink, and space for a cooker, washing machine and fridge/freezer.

Well-proportioned living/dining room with ample space for a six-seater dining table and chairs, French doors out to the rear garden and a further window flooding the room with natural light.

First floor landing with access to the attic via a hatch.

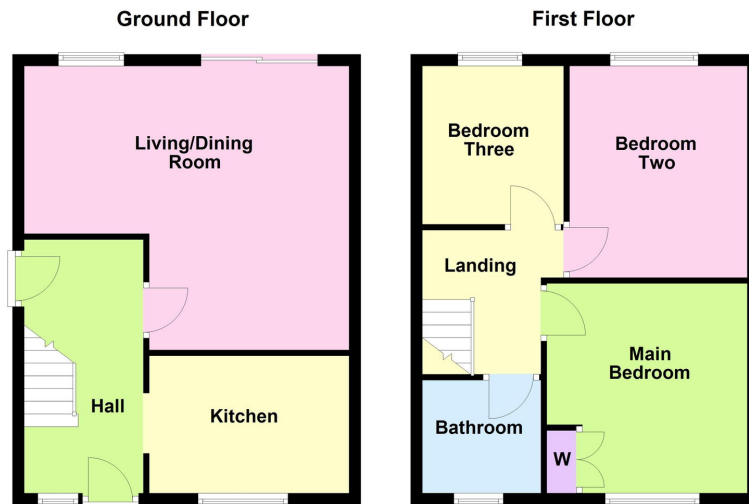
Three bedrooms, two of which are spacious doubles and the third a good-sized single.

Family bathroom comprising ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

Separate garage with a manual up and over and located on the left-hand side of the block opposite the front of the property.

The property features a neat frontage with a block paved driveway providing off road parking for two cars and a path around to the rear garden. The rear garden comprises a paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends. Two well-stocked planted borders sit either side, with the patio flowing through to the rear of the garden with a timber shed, ideal for storage.





- Living/Dining Room - 5.59m x 4.88m (18'4" x 16'0") max
- Kitchen - 3.43m x 2.36m (11'3" x 7'9")
- Main Bedroom - 3.63m x 3.43m (11'11" x 11'3") max
- Bedroom Two - 3.63m x 3.05m (11'11" x 10'0")
- Bedroom Three - 2.72m x 2.41m (8'11" x 7'11")
- Bathroom - 1.98m x 1.93m (6'6" x 6'4")



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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