



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Horseshoe Lane, Great Bowden

4 2 2



“Location & Design Combine...”

...to form this impressive and detached residence, situated in the heart of the highly sought-after village of Great Bowden, boasting generous proportions, four bedrooms, a delightful rear garden, off road parking and a garage!

This select build offers a unique architectural design, built in 1991, using reclaimed brick to ensure the property blends in with the characterful village setting.

Conveniently located within walking distance to the village green, two pubs, Bowden Stores, the post office, primary school, the village hall and the church. Market Harborough train station is also within walking distance, offering commuter rail links to London St Pancras within an hour.

Entrance through the timber front door leading into the inviting reception hall/dining room, with dual aspect windows, ample space for a large dining table and chairs, and a timber staircase flows up to the first-floor landing.

Comfortable living room featuring a window and French doors overlooking the delightful rear garden, and a gas fireplace with a brick and timber surround adding a focal point to the room.

Country style kitchen/breakfast room comprising tiled flooring, a host of eye and base level fitted units, timber work surfaces, a ceramic one and a half bowl sink, an integrated electric cooker with a four-ring gas hob, an integrated fridge, space for a breakfast table and chairs, and French doors open out to the rear garden.

Separate utility room with LVT flooring, space for three under counter appliances, and a door out to the driveway.

Guest WC comprising a white two-piece suite.

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

Spacious main bedroom with a window overlooking the rear garden and an en suite shower room. The en suite comprises a low-level WC, a pedestal wash hand basin and a corner shower enclosure with an electric shower over.

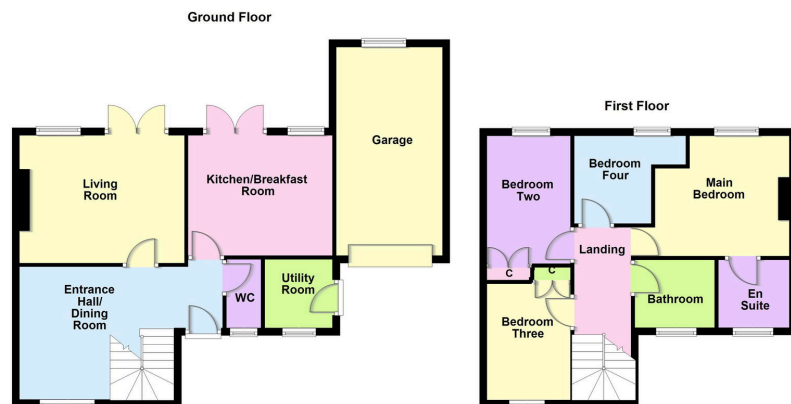
Three further bedrooms, two of which are double in size and offering the potential to be utilised as a home office.

Bathroom comprising ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with an electric shower over.

Single garage with a manual up and over door, a side personnel door and benefitting from power and light.

The property boasts a neat, gravelled frontage with off road parking for one car and secure gated access on the other side to the rear garden. The rear garden features mature conifers surrounding the boundary, creating a private feel. A well-maintained lawn area with established borders adds to the greenery, and a gravelled patio leads from the rear doors.





- Living Room - 4.44m x 3.45m (14'7" x 11'4")
- Dining Room - 4.6m x 3.58m (15'1" x 11'9") max
- Kitchen/Breakfast Room - 3.89m x 3.25m (12'9" x 10'8")
- Utility Room - 1.85m x 1.83m (6'1" x 6'0")
- Main Bedroom - 4.17m x 3.23m (13'8" x 10'7") max
- En Suite - 1.85m x 1.83m (6'1" x 6'0")
- Bathroom - 2.16m x 1.83m (7'1" x 6'0")
- Bedroom Two - 3.4m x 2.24m (11'2" x 7'4")
- Bedroom Three - 3.12m x 2.24m (10'3" x 7'4")
- Bedroom Four - 3.02m x 2.36m (9'11" x 7'9") max



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

