



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Prime Village Setting with London Within The Hour"

Situated in the prestigious village of Great Bowden, this beautifully appointed and thoughtfully extended two-bedroom home offers the perfect blend of village charm and modern living, with an established, private rear garden, off-road parking and a garage.



Station Road
Great Bowden
Market Harborough
LE16 7HL





Set within one of Market Harborough's most sought-after villages, the property enjoys easy access to Great Bowden's excellent local amenities, including two traditional village pubs, Bowden Stores, Weltons, the village hall, church and highly regarded primary school. Beautiful countryside walks are quite literally on the doorstep, while Market Harborough train station—offering direct services to London in under an hour—and the thriving town centre are both within comfortable walking distance.

Entrance is via a welcoming hallway featuring attractive bamboo flooring, useful understairs storage and ample space for coats and shoes. Stairs rise to the first floor, while doors lead to the living room and impressive kitchen/dining room.

The beautifully presented living room enjoys a dual aspect, allowing natural light to flood the space throughout the day. A multi-fuel burner set upon a marble hearth creates an inviting focal point, while an additional understairs cupboard provides excellent storage.

The superb open-plan kitchen/dining room has been fitted with an extensive range of handcrafted shaker-style wall and base units, complemented by sleek Silestone worktops and matching upstands. A magnificent breakfast bar, measuring just under three metres in length, provides generous seating and additional storage, making it perfect for both everyday living and entertaining.

Integrated appliances include a fridge/freezer, induction hob, double oven incorporating a combination oven, stainless steel undermounted sink with drainer, integrated washing machine and space for a tumble dryer. The continuation of the bamboo flooring creates a seamless finish throughout, while the dual aspect ensures the room is wonderfully bright and airy. Remote-controlled dimmable lighting adds a contemporary touch, and a rear hallway provides access to the garden and the guest WC.

The guest WC is fitted with a low-level WC and wash hand basin.

The ground floor benefits from underfloor heating throughout.

The first-floor landing is naturally lit by a rear-facing window and features an attractive oak balustrade. It provides access to both double bedrooms, the contemporary shower room and the airing cupboard, which houses the combi boiler.

The main bedroom benefits from a dual aspect, with one window overlooking the private rear garden. The generous proportions provide ample space for wardrobes and additional bedroom furniture.

Bedroom two is also a spacious double room, enjoying two front-facing windows that fill the room with natural light, creating a bright and airy atmosphere.

Completing the accommodation is the stylish, fully tiled shower room. Beautifully finished with contemporary tiling, it comprises a large enclosed double shower, low-level WC and a vanity unit incorporating a semi-pedestal wash hand basin, a heated towel rail and underfloor heating.

Externally, the property enjoys excellent kerb appeal. Set back from the road behind an attractive privacy hedge, this handsome double-fronted home features a well-maintained frontage and a gravelled driveway providing off-road parking for two vehicles, alongside access to the garage. A pathway leads around the property to the rear garden.

The rear garden features a substantial porcelain-tiled patio, ideal for al fresco dining and entertaining, before leading down to a lawned area. Offering an excellent degree of privacy, the garden is enclosed by mature trees and established plantings.





Living Room - 4.52m x 3.12m (14'10" x 10'3")

Kitchen/Dining Room - 7.19m x 3.33m (23'7" x 10'11") max

WC - 1.7m x 1.04m (5'7" x 3'5")

Main Bedroom - 4.55m x 3.15m (14'11" x 10'4") max

Bedroom Two - 4.27m x 2.69m (14'0" x 8'10") max

Shower Room - 2.34m x 1.68m (7'8" x 5'6") max

Garage - 6.48m x 3.17m (21'3" x 10'5")

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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