



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"As Good As New, Fantastic Upgrades & Beautiful Landscaped Gardens!"

Built in 2023 by the reputable Davidsons Homes and situated within the highly desirable Little Bowden View, this stunning three-bedroom detached home is as good as new and boasts a variety of upgrades, high quality fixtures and fittings and a beautifully landscaped rear garden.



Admiral Road
Market Harborough
LE16 8GX





Showcasing the highly sought-after 'The Ford' design, this beautifully maintained home is snag-free, ready to move into, and still benefits from 7 years remaining on the NHBC warranty.

Located on the outskirts of the thriving town of Market Harborough, Davidsons at Little Bowden offers the perks of idyllic rural life with beautiful, open green spaces and elevated views. The property is within walking distance of the town centre, local amenities and the train station offering excellent commuter links into London.

There is an annual development service charge for the maintenance of the communal areas at approximately £190 per annum (Approximately £95 paid every 6 months).

Welcoming entrance hall boasting upgraded Karndean flooring, a guest WC and stairs rise to the first floor.

Beautifully appointed, dual aspect living room, featuring a bay window flooding the room with natural light, continued Karndean flooring and a well-kept neutral decor.

Stunning kitchen/dining room, also benefitting from dual aspect windows French patio doors leading out to the garden and a separate utility room. The room is finished to a high-standard with Karndean flooring, shaker style eye and base level units, an upgraded quartz work-surface with a matching up-stand and inset draining grooves, and one and a half bowl sink with a mixer tap and draining grooves. A range of AEG integrated appliances include a double oven with a microwave, a four-ring induction hob, a fridge/freezer and a dishwasher.



The utility room comprises continued Karndean flooring, a marble effect work-surface, space for a washing machine and a tumble dryer, an under-stairs storage cupboard and a door out to the driveway.

Guest WC with Karndean flooring, attractive wall tiling, a wall hung wash hand basin and a low-level WC.

Stairs rise to a naturally lit first floor landing with a window to the rear elevation, an airing cupboard and a loft hatch.

The fantastic main bedroom offers a delightful outlook to the rear garden and benefits from built in wardrobes and a modern en-suite shower room. The shower room is finished to a high-standard with LED ceiling spotlights, Karndean flooring, attractive textured wall tiling, and a Villeroy & Boch white three-piece suite incorporating a large shower cubicle, a pedestal wash hand basin and a low-level WC.



There are two further double bedrooms in excellent decorative order.

The stylish main bathroom features Karndean flooring, attractive textured wall tiling, and a Villeroy & Boch white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

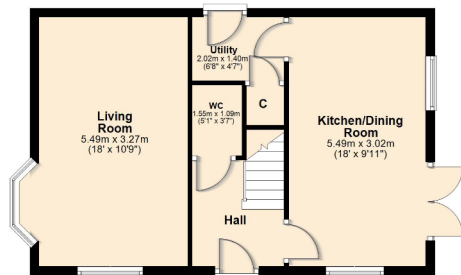
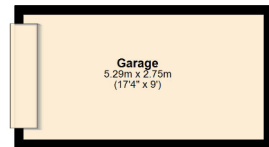
Single garage with a manual up and over door, power supply and lighting.

Occupying a desirable corner plot, the property also boasts a sleek rendered double frontage, which is the only design style on the development. The property offers fantastic curb appeal, with a charming front garden, with a host of plantings, spanning the entire width of the property and rear garden. There is also off-road parking to the rear with access to the single garage.

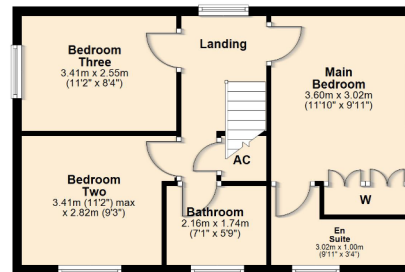
The delightful rear garden has been beautifully landscaped, part walled, offering a touch of character and designed to enjoy throughout the entire day. The garden boasts a well-kept lawn, high-quality composite decking, an array of mature plantings and a paved patio area. To the top of the garden is a raised seating area, so that you can capture the sunsets in the evening.



Ground Floor



First Floor



*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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