



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Coleridge Way, Market Harborough

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'A Desirable Position with a South Facing Garden!'

Situated within the desirable Little Bowden View, built by the highly-renowned Davidsons Homes in 2022, this fantastic semi-detached home is set back from the road and features a well kept interior and a fantastic south-facing garden!

Located on the outskirts of the thriving town of Market Harborough, Davidsons at Little Bowden, the property is within walking distance of the town centre, local amenities and the train station offering excellent commuter links into London.

Welcoming entrance hall with laminate effect flooring and stairs rising to the first floor.

Well-appointed living room featuring a neutral décor, a large window overlooking the front elevation and an understairs storage cupboard.

An inner hallway off the living room provides access to the guest WC and the kitchen.

Fantastic kitchen/dining room, boasting attractive timber effect flooring, space for a large dining table and chairs and French patio doors leading out to the south-facing garden. The kitchen features an array of eye and base level units, a marble effect work-surface, a Blanco one and a half bowl sink with a mixer tap and draining board, an AEG double oven and gas hob and space for a fridge freezer and a washing machine.

Guest WC with continued laminate effect flooring, a wash hand basin and a WC.

First floor landing with access to all bedrooms, the bathroom, a storage cupboard and a loft hatch.

The charming main bedroom is positioned to the rear of the property, overlooking the rear garden and is double in size.

Bedroom two is also double in size, whilst bedroom three has been utilised as a fantastic dressing room, with bespoke built in wardrobes and shelving.

Modern family bathroom comprising laminate effect flooring, attractive wall tiling, and a Villeroy & Boch white four piece suite to include a panel enclosed bath, a large shower cubicle, a pedestal wash hand basin and a WC.

Nestled within a desirable enclave, set back from the road, the property boasts an attractive frontage with planted borders, a paved pathway to the front door and off road parking for two vehicles.

The delightful south facing garden is a true sun trap and features a lawn, a paved patio and a side gate to the front elevation.

There is an annual service charge for the maintenance of the communal areas on the development. The current charge is £95 paid every six months.

Living Room - 4.55m x 3.66m (14'11" x 12'0") max

Kitchen/Dining Room - 4.72m x 2.67m (15'6" x 8'9")

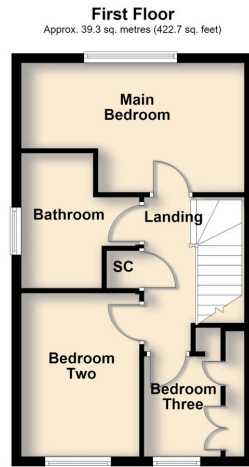
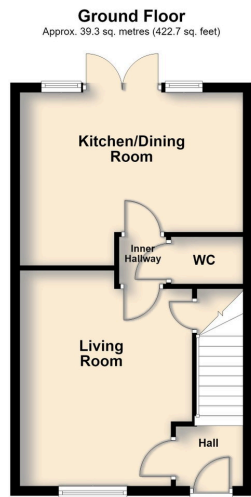
Guest WC - 1.47m x 1.04m (4'10" x 3'5")

Main Bedroom - 4.65m x 2.74m (15'3" x 9'0") max

Bedroom Two - 3.12m x 2.49m (10'3" x 8'2")

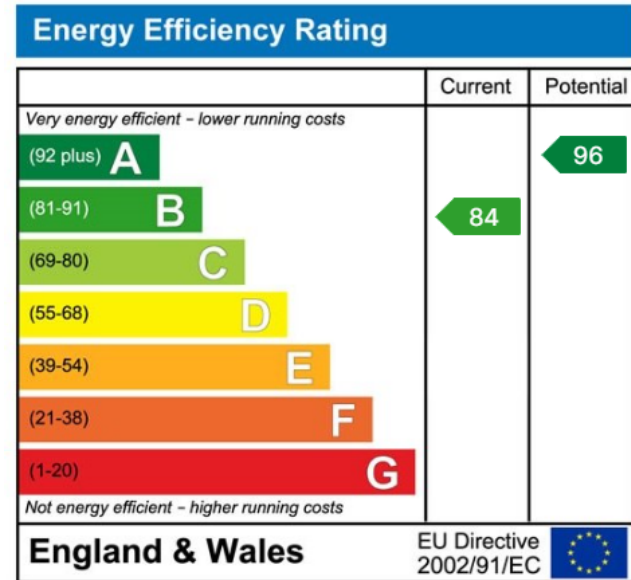
Bedroom Three - 2.11m x 1.5m (6'11" x 4'11") excluding wardrobes





Total area: approx. 78.5 sq. metres (845.3 sq. feet)

- 2022 Davidsons Homes
- Well Presented
- Enclave Position
- Off Road Parking
- South Facing Garden
- Open Plan Kitchen/Dining Room
- Guest WC
- Three Bedrooms
- Little Bowden View



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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