



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Country Retreat"

Situated within the heart of the picturesque village of Great Bowden, overlooking the neighbouring green, this charming two-bedroom cottage offers an idyllic country retreat with a south-facing garden and offered for sale with no onward chain!



The Green
Great Bowden
Market Harborough
LE16 7EU





Conveniently located within the heart of Great Bowden, a picturesque and sought after village, the property is close to the local pub, village store, cafe/deli and church, with Market Harborough train station being within a comfortable walking distance.

Entrance to the property is gained through a composite front door to the side of the property leading to an entrance area just off the kitchen diner.

Delightful extended kitchen/dining room to the rear elevation featuring a large window injecting an abundance of natural light, beamed ceilings, an array of eye and base level units, a roll top work surface, laminate effect vinyl flooring, a one and a half bowl sink and draining board. Appliances include a freestanding cooker, an under counter integrated fridge and freezer, and space for a washing machine.

There is also space for a dining table and chairs, a door leading to the rear garden and a glass panelled door leading to the living room.

Beautifully appointed living room boasting beamed ceilings, a generous window with views overlooking the village green, exposed stone fireplace with a gas fire and stairs rise up the first floor.

First floor landing with access to the loft hatch providing access into the attic.

Two good sized bedrooms, both boasting a neutral decor, with the main bedroom being double in size and the second bedroom benefitting from attractive raked ceilings, access to a built-in storage and a south facing aspect overlooking the garden.



The beautifully appointed main bedroom boasts a highly requested and sought after outlook of the village green, exposed timber ceiling beams and a host fitted wardrobes with sliding mirrored doors.

Main bathroom with floor to ceiling tiling, a heated towel rail and a three-piece suite to include a panel enclosed bath with electric 'Triton' shower over and screen, a WC and a vanity enclosed wash hand basin.

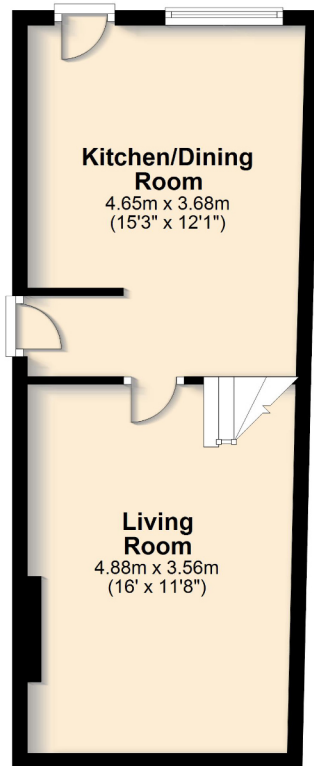
The front of the property boasts a neat and attractive frontage, with side access to the property and the rear garden.

The south facing garden offers a true sun trap and a good degree of privacy with its established boundary well stocked with mature trees. The garden features a generous paved patio area with an in-built seating ideal for seating and entertaining. There is also a central artificial lawn surrounded by a white gravelled border and a raised, flower bed retained by a rendered white wall. The garden also benefits from a timber gate with side access, and this was formerly two double timber gates offering the potential for offer parking where the current paved area is.

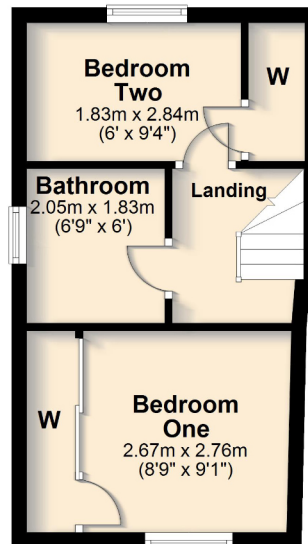


There is historical planning permission (expired 2012) for the erection of a two storey rear extension following demolition of the single storey lean to. Please contact Henderson Connellan for more information, or further details are on the Harborough District Council Website. Application number: 09/00936/FUL.

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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