
HENDERSON
CONNELLAN
ESTATE AGENTS

"Style, Space and Sunshine"

This beautifully designed detached residence, situated on the popular Davidsons at Little Bowden development and built in 2023, boasts a high standard of finish throughout, four double bedrooms, a truly impressive kitchen/dining/family room, a vaulted hallway and a south facing garden!





Grayling Road
Market Harborough
LE16 8GS















Entrance through the composite front door leading into the inviting entrance hall with a stunning double height vaulted hallway, high quality Amtico flooring and a stylish U-shaped staircase with a half landing rise to the first floor.

Beautiful, spacious living room benefits from a dual aspect with a large window to the front and French doors leading out to the south facing rear garden, injecting an abundance of natural light. The room has been fitted with air conditioning, providing added comfort through the summer months.

Ground floor study with fitted storage and a window to the front elevation. The room is perfect for those working from home but also offers the flexibility to be utilised as a playroom or as a hobby room, as it is currently being used.

Fantastic open plan kitchen/dining/family room, spanning the entire width of the property, offers an excellent space for both everyday family life and entertaining.

The kitchen is fitted with a range of eye and base level units with an abundance of upgrades including, quartz worktops with draining grooves, a stainless steel one and a half bowl undermount sink with a mixer tap and a built in water softener, an integrated dishwasher, an integrated oven with combination microwave oven above, a five ring gas hob with extractor over and a freestanding fridge/freezer.

The generous dining area provides ample space for a large dining table together with additional seating if desired.

Bifold doors open directly onto the rear garden, creating a seamless connection between inside and out, and are complemented by remote-controlled blinds.

Utility room with continued Amtico flooring, quartz work surfaces, space for a washing machine and tumble dryer, and a cupboard housing the boiler.

The guest WC comprises ceramic tiled walls and a white two-piece suite.

First floor galleried landing with a window to the front elevation injecting natural light and access to the attic via a hatch.

Impressive main bedroom is positioned to the rear elevation and benefits from an extensive range of fitted wardrobes providing excellent storage. An air conditioning unit has been installed and the room benefits from it's own en suite shower room.

The en suite comprises Amtico flooring, ceramic tiled walls, a pedestal wash hand basin, a low-level WC, a walk-in double-width shower and a chrome heated towel rail.

Three further bedrooms, all of which are double in size with bedrooms two and four boasting fitted wardrobes and bedroom two also featuring air conditioning.

Modern and stylish family bathroom comprising Amtico flooring, ceramic tiled walls and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath and a separate shower enclosure with a fitted shower over.

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

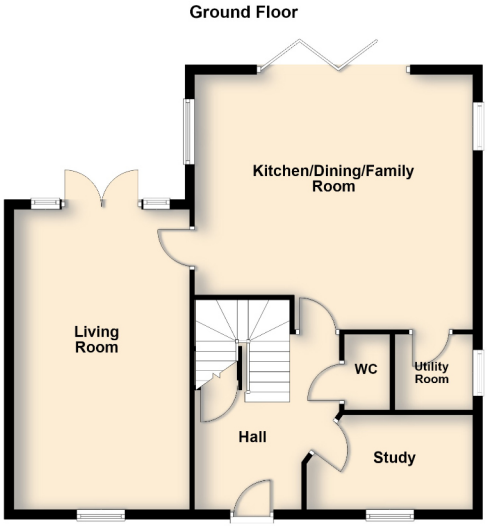
The property is subject to an estate service charge of approximately £200 per annum.

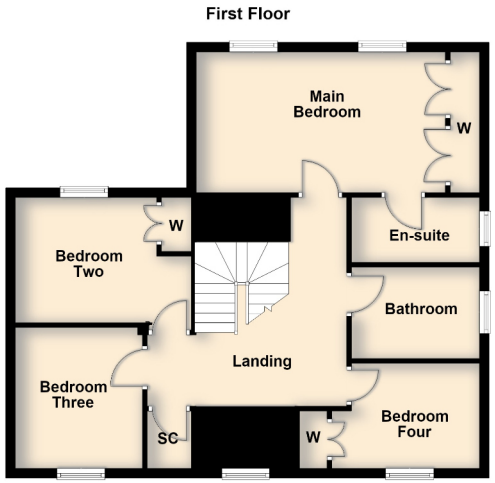
Please note that the property retains an additional window in the main bedroom and a doorway from the hallway to the living room that have been plastered over by the current owners but could be reinstated, if desired.

Occupying an attractive corner position, the property boasts a neat and attractive frontage with neatly planted borders and established shrubs and a paved path leads to the front door.

To the side of the property is a hard standing driveway for two cars leading to the garage and a secure timber gate into the rear garden.

The south facing rear garden is beautifully maintained and enjoys attractive elevated views, with a generous paved patio featuring a remote-controlled awning. A neat lawn is complimented by established planting and a garden shed provides useful storage.









Living Room
6.25m x 3.66m (20'6" x 12'0")

Study
3.45m x 1.96m (11'4" x 6'5") max

Kitchen/Dining/Family Room
5.79m x 5.28m (19'0" x 17'4")

Utility
1.63m x 1.57m (5'4" x 5'2")

Guest WC
1.6m x 0.94m (5'3" x 3'1")

Main Bedroom
5.08m x 2.92m (16'8" x 9'7") excluding wardrobes

En Suite
2.69m x 1.35m (8'10" x 4'5")

Bedroom Two
3.73m x 2.59m (12'3" x 8'6") max

Bedroom Three
2.92m x 2.64m (9'7" x 8'8")

Bedroom Four
2.87m x 2.62m (9'5" x 8'7") excl wardrobe

Bathroom
2.67m x 1.91m (8'9" x 6'3")

*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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