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29 Owen Way, Market Harborough

Guide Price £325,000



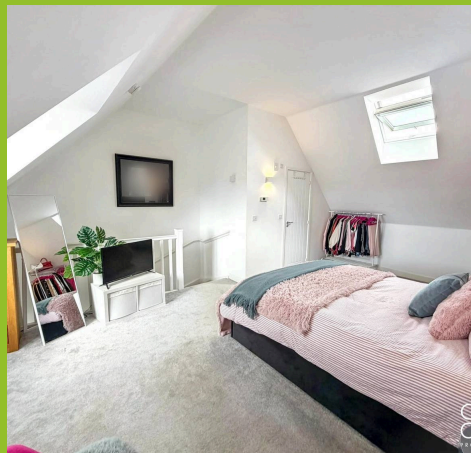


29 Owen Way

Market Harborough

Spacious 3-bed, 3-bath semi with luxury principal suite, modern kitchen, flexible living, landscaped garden, patio, summer house, off-road parking for 2 cars, and stylish contemporary décor.

- NO CHAIN – WOW WHAT A BONUS
- LARGE 3 BED SEMI – WITH UPGRADES THROUGHOUT
- 2ND FLOOR PRIVATE PRINCIPAL BEDROOM SUITE
- FRONT DRIVEWAY WITH 2 SIDE BY SIDE SPACES
- CONTEMPORARY UPGRADED KITCHEN WITH INTEGRATED APPLIANCES AND LVT FLOORING
- REAR LOUNGE WITH LVT FLOORING & PATIO DOORS
- GOOD SIZED REAR GARDEN WITH PATIO/OUTDOOR ENTERTAINING SPACE
- UPGRADED BATHROOMS WITH VANITY SINK UNITS AND CHROME TOWEL RAILS
- LOCATED IN A QUIET CUL-DE-SAC
- COUNCIL TAX BAND – D / EPC – B / FREEHOLD / SERVICE CHARGE £196.82 P.A.





Entrance Hall

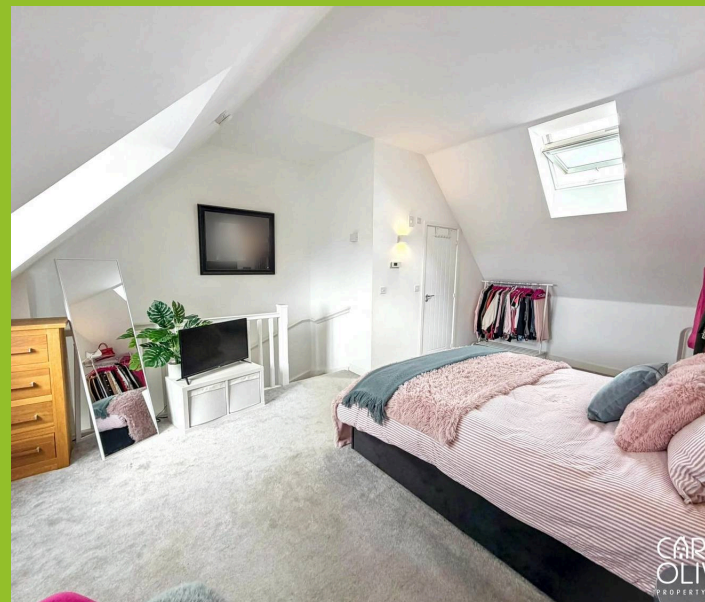
7' 3" x 4' 6" (2.22m x 1.36m)

A spacious and welcoming entrance hall providing ample room for coats, shoes and everyday essentials. A particular feature of this home is the generously sized ground floor WC, which also offers excellent additional hanging and storage space, helping to keep the entrance area neat, organised

Breakfast Kitchen

11' 7" x 8' 11" (3.53m x 2.72m)

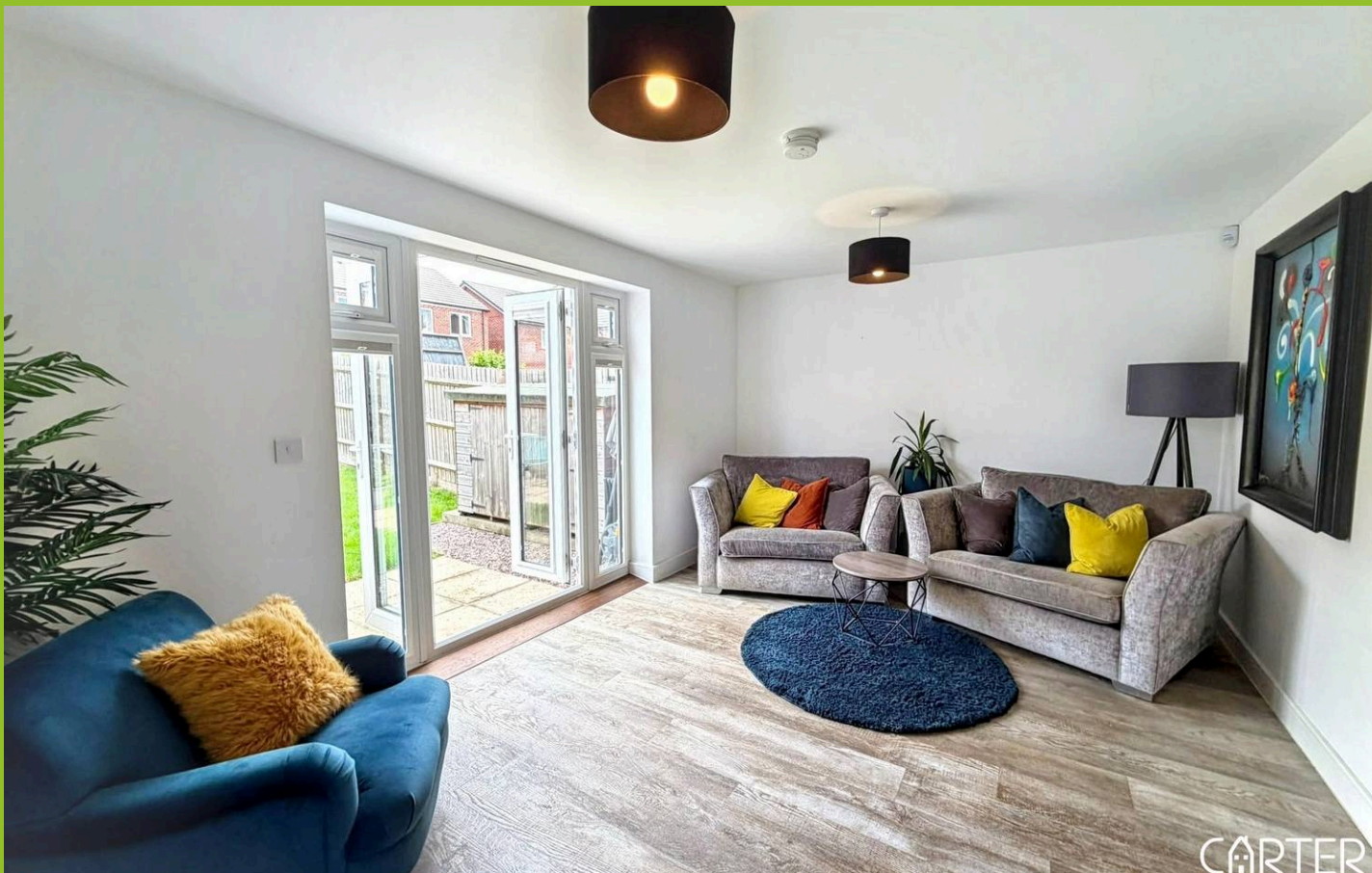
A contemporary breakfast kitchen fitted with an upgraded range of sleek high-gloss wall and base units, complemented by contrasting work surfaces and a stylish tiled splashback. Integrated appliances include a double oven, induction hob with extractor hood, fridge freezer, washer dryer and slimline dishwasher. An upgraded USB socket provides convenient charging for devices, while the combi boiler, located within the kitchen, has been serviced annually. A large front-facing window with recently fitted shutters allows plenty of natural light to fill the room. There is ample space for a breakfast table, creating the perfect setting for family meals and everyday dining. Finished with modern flooring and recessed lighting, this attractive kitchen forms a practical and sociable hub of the home.



Ground Floor WC

6' 10" x 4' 7" (2.08m x 1.40m)

A stylish and well-appointed ground floor cloakroom fitted with a contemporary two-piece suite comprising a low-level WC and upgraded vanity wash hand basin with useful storage beneath. Attractive tiling and an upgraded chrome heated towel rail enhance both the practicality and presentation of the space. Finished with modern LVT flooring and convenient coat hook storage, this larger-than-average cloakroom also offers additional hanging space, helping to keep the entrance hall organised and free from clutter.



Lounge

15' 2" x 10' 4" (4.63m x 3.15m)

A bright and spacious lounge enjoying an abundance of natural light from the French doors, fitted with made-to-measure blinds, which open directly onto the rear garden and create a seamless connection between indoor and outdoor living. Generously proportioned, the room offers ample space for a variety of seating arrangements and entertaining. There is also space for a small dining table, should you wish to create a lounge/diner. Neutral décor, contemporary flooring and modern ceiling light fittings enhance the stylish feel, while the versatile layout provides a comfortable living space for the whole family to enjoy.

Bedroom 2 – 1st Floor Rear

15' 10" x 9' 11" (4.82m x 3.01m)

A generously sized double bedroom enjoying two large windows overlooking the rear garden, allowing an abundance of natural light to fill the room throughout the day. The spacious layout easily accommodates a king-size bed and a range of additional furniture, while neutral décor and soft flooring create a calm and inviting atmosphere. Benefiting from built-in storage and a fitted wardrobe, this versatile room offers excellent practicality and could also be easily adapted to create a comfortable home office or guest bedroom if required.



Family Bathroom – 1st Floor

6' 9" x 6' 0" (2.06m x 1.83m)

A modern and stylish family bathroom fitted with a contemporary three-piece white suite comprising a panelled bath with glazed shower screen and shower over, low-level WC, and an upgraded vanity wash hand basin with useful storage beneath. Contemporary full-height tiling to the bath and shower area creates a sleek finish, complemented by modern LVT flooring, neutral décor and an upgraded chrome heated towel rail.



Bedroom 3 – 1st Floor

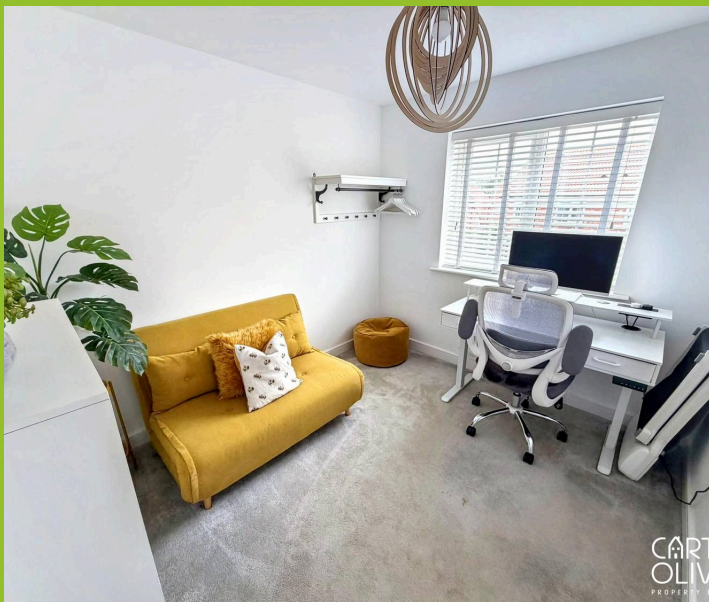
9' 5" x 8' 4" (2.88m x 2.54m)

A well-proportioned and versatile third bedroom, currently utilised as a home office and guest bedroom, offering excellent flexibility to suit a variety of lifestyles. A large front-facing window fitted with shutters allows plenty of natural light to flood the room while maintaining privacy. Finished in neutral tones with carpet flooring, the space comfortably accommodates bedroom furniture or a dedicated workspace, making it an ideal child's bedroom, guest room, study or home office.

Private Principal Suite – 2nd Floor

19' 9" x 12' 2" (6.02m x 3.71m)

A superb and private principal bedroom occupying the entire top floor, accessed via its own landing and separated from the first floor by a dedicated door, creating a true sense of seclusion. Generously proportioned, the room enjoys a bright and airy feel, enhanced by vaulted ceilings and dual-aspect windows that flood the space with natural light. The versatile layout easily accommodates a large bed and additional furniture, while still offering space to create a seating area or private lounge, perfect for relaxing and unwinding. Ideal as a luxurious principal suite or a private retreat for a teenager or family member, the room is finished in neutral décor with soft flooring, creating a peaceful sanctuary away from the main living accommodation.



En-suite

7' 3" x 4' 6" (2.22m x 1.36m)

A stylish and well-appointed en-suite serving the principal bedroom, fitted with a contemporary three-piece suite comprising a walk-in shower enclosure, low-level WC and wash hand basin set within a vanity unit offering useful storage. The room benefits from modern tiling, a skylight window providing natural light, and a heated towel rail for added comfort. A sleek and practical addition.

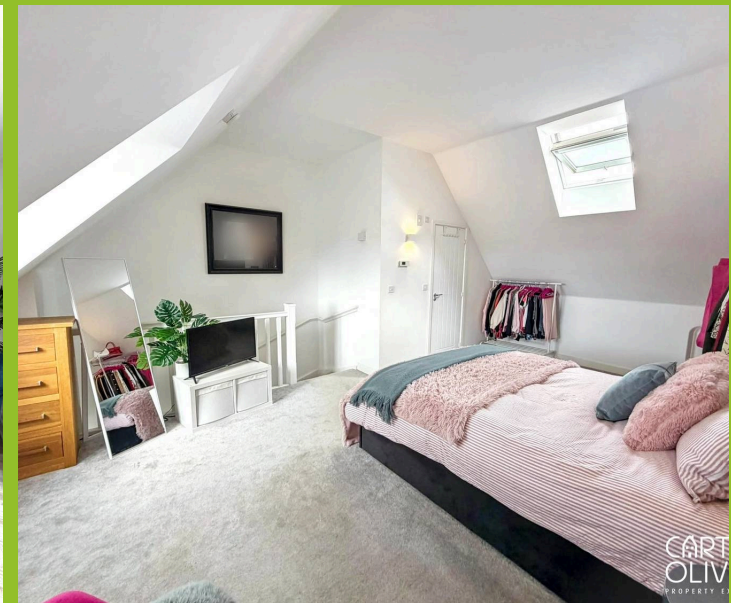
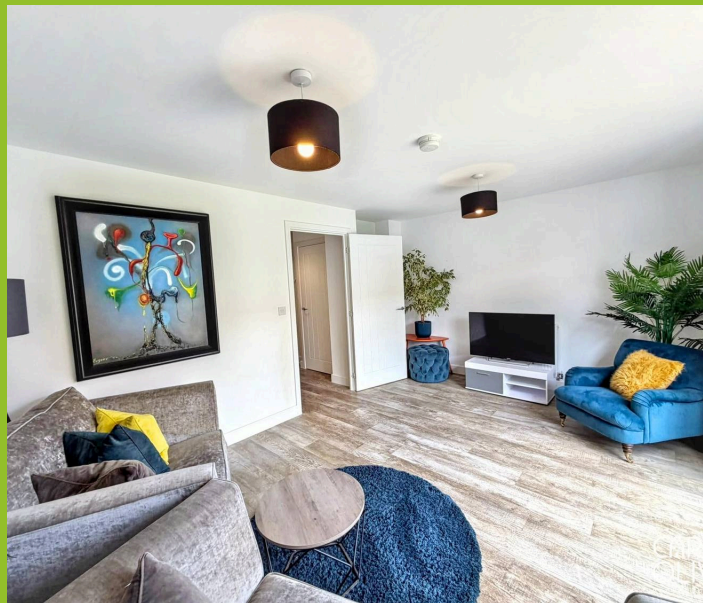
GARDEN

A well maintained, and fully enclosed rear garden, offering an excellent balance of lawn and patio space for both relaxation and entertaining. The paved seating area provides the perfect spot for outdoor dining/entertaining, while the generous lawn creates a safe and enjoyable space for children and pets. To the rear of the garden is a versatile summer house, which is negotiable with the sale of the house and an ideal place to unwind and relax in, whilst the sun is out, or as additional storage space. Well-presented throughout, the garden serves as a wonderful extension of the living accommodation.

DRIVEWAY

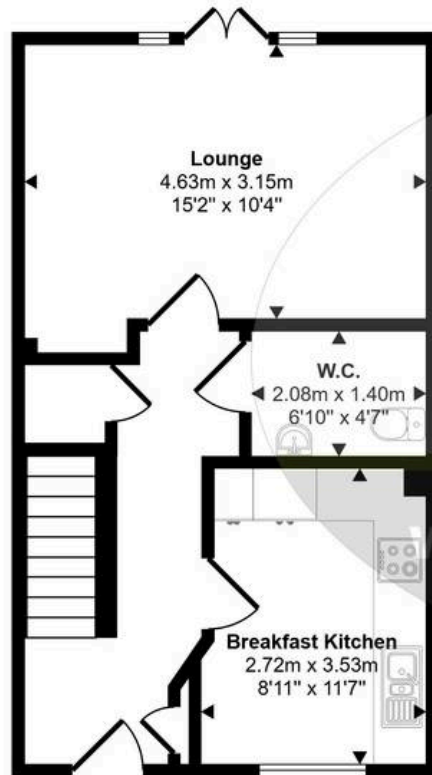
2 Parking Spaces

A private tarmac driveway positioned at the front of the property, providing convenient off-road parking for 2 cars parked side by side. The driveway offers easy access to the home and is complemented by a neatly maintained frontage, creating an attractive first impression. The parking provision ensures practicality for homeowners and visitors alike.

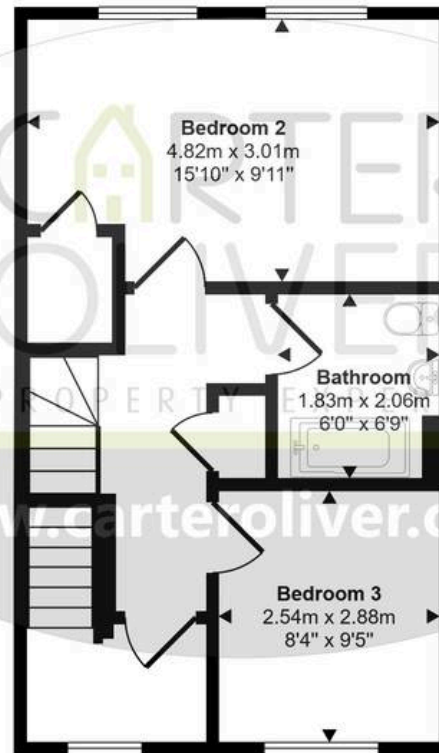




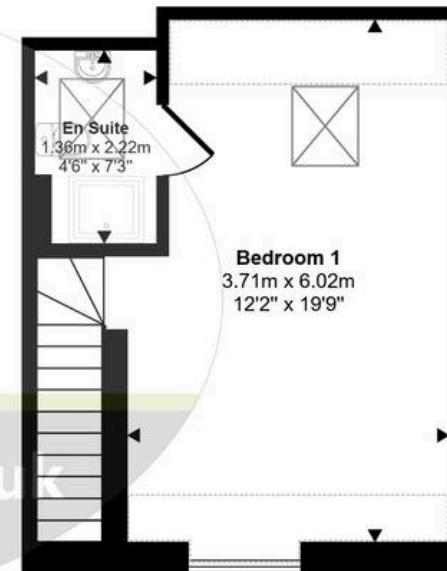
Approx Gross Internal Area
108 sq m / 1163 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft



First Floor
Approx 40 sq m / 428 sq ft



Second Floor
Approx 29 sq m / 313 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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