



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## "An Fantastic Renovation Opportunity"

Offering an exceptional renovation opportunity to create a truly special home in the highly sought-after village of Great Bowden, this charming two-bedroom cottage presents a rare chance to put your own stamp on a characterful property. Boasting a wealth of traditional period features, a detached garage, and delightful countryside views, this is an opportunity not to be missed.



Leicester Lane  
Market Harborough  
LE16 7HA





The property is set in the highly regarded village of Great Bowden, benefitting from being within close walking distance of the two local shops with post office and café facilities, an outstanding primary school, the village hall, two traditional pubs, recreational facilities and church. Also within walking distance is the thriving town of Market Harborough and the local train station offering fantastic commuter links with access to London in under one hour.

Entrance is gained into the main living room, featuring a sash window overlooking the front garden, laminate flooring, an exposed brick fireplace with a Morso log burner, built in cabinetry and a door into the kitchen/dining room.

The dining room area offers ample space for a dining table and chairs, laminate flooring, a rear facing window, a generous under-stairs cupboard and a stairs rising to the first floor.

The kitchen comprises quarry tiled flooring, eye and base level units, a stainless-steel sink and space for a cooker, washing machine and a fridge/freezer. A window overlooks the garden, as well as a side door leading out.

First floor landing with a rear facing window and an additional staircase to the second floor.

The second bedroom is positioned within the first floor, double in size, boasting a generous window overlooking the stunning countryside fields. The room also features a traditional fireplace and built in wardrobes.

The well-proportioned bathroom comprises a rear facing window, a traditional fireplace and a three piece suite, with the potential to install a separate shower cubicle.

The second floor is currently opened up into one large room, with a dual aspect flooding the room with natural light and a small storage cupboard. The space was formally two rooms, which could easily be converted back, creating an additional bedroom or an en-suite shower room.

Detached single garage with a manual up and over door, and a rear personnel door to the garden.

The property is neatly set back from the road, overlooking the neighbouring fields, boasting a south-west facing aspect, a rendered frontage, and a gravelled front garden. There is access to the rear of the property along a neighbouring side road which also provides access to the garage.

The mature rear garden offers a generous size, with access to the single garage and would benefit from further landscaping.



Living Room  
3.96m x 3.35m (13'0" x 11'0")

Dining Area  
3.51m x 2.97m (11'6" x 9'9")

Kitchen  
3.12m x 2.41m (10'3" x 7'11")

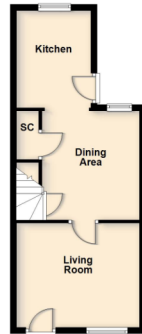
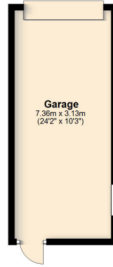
Main Bedroom  
6.96m x 4.04m (22'10" x 13'3") max

Bedroom Two  
4.04m x 3.35m (13'3" x 11'0")

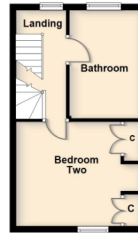
Bathroom  
4.04m x 3.35m (13'3" x 11'0") max

Garage  
7.37m x 3.12m (24'2" x 10'3")

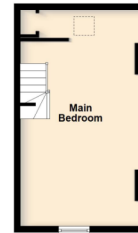
Ground Floor



First Floor



Second 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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