



**HENDERSON
CONNELLAN**

ESTATE AGENTS

'Where Period Charm & Modern Luxury Living Combine'

Nestled in the heart of the highly sought-after village of Great Bowden, this beautifully renovated period home offers far more than initially first meets the eye, boasting an extended open plan kitchen/dining/family room to the rear, a stunning interior throughout and a delightful south-east facing rear garden.



Station Road
Great Bowden
Market Harborough
LE16 7HN





Over the last 18 months, the property has been extensively renovated with structural internal changes, all new stylish flooring and decor, windows and doors, an electrical rewire and a stunning Kitchen and utility room.

Entrance is gained through a composite front door into a welcoming entrance hall, boasting herringbone style flooring, an under-stairs storage cupboard and stairs rise to the first floor.

Beautifully appointed living room featuring a bay window to the front elevation, attractive plantation shutters and a decorative fireplace offering a focal point to the room with bespoke cabinetry and shelving within the eaves.

Truly impressive open plan kitchen/dining/family room creating a fantastic place to dine, relax and entertain. The room features herringbone effect flooring, LED ceiling spotlights, bi-folding doors out to the garden and a separate utility room.

The high-quality kitchen offers two tone shaker style eye and base level units, quartz work-surfaces with a matching up stand flowing to the window-sills, and a Belfast style ceramic one and a half bowl sink with a Quooker boiling hot tap. A range of appliances include a Neff double oven with a built-in microwave, 'hide and slide' door and warming drawer, a four-ring electric hob with a built-in extractor, an integrated dishwasher, a wine cooler and space for a large fridge/freezer (current fridge/freezer available under separate negotiation).



A fantastic central island provides additional storage whilst incorporating a breakfast bar with space for three-four stools.

A pocket style door leads into the utility room/WC comprising continued herringbone style flooring, eye and base level units with a quartz countertop, a ceramic sink with a mixer tap, a WC and space for a washing machine and a tumble dryer.

Stairs rise to a galleried first floor landing with a loft hatch to a fully boarded attic space with a Velux window and cupboards within the eaves.



Three beautifully presented bedrooms, all in excellent decorative order.

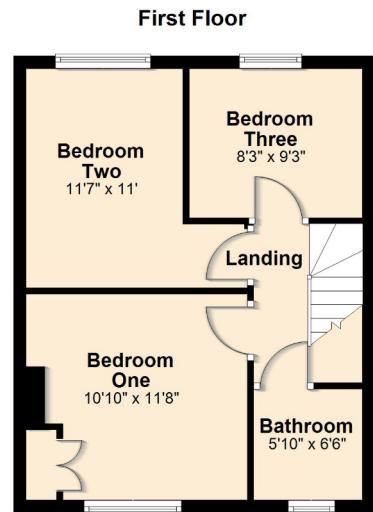
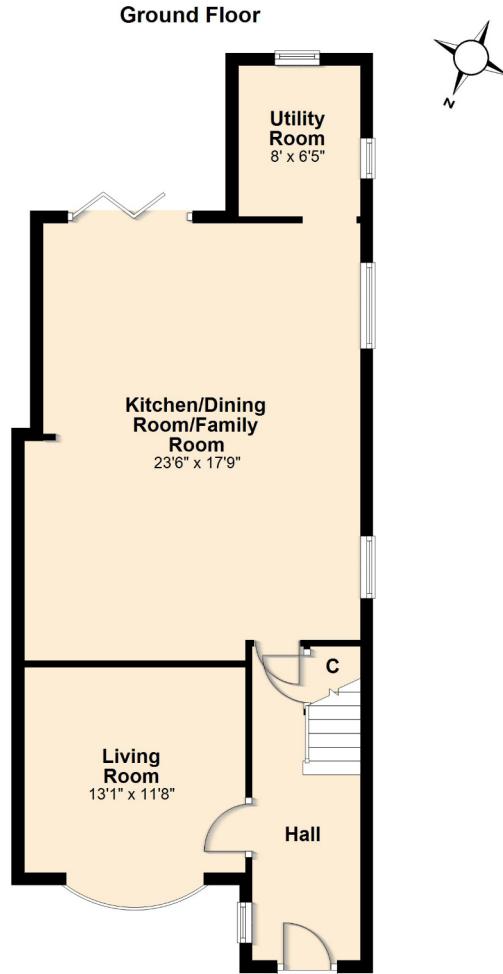
The main bedroom boasts fitted wardrobes and attractive plantation shutters.

The second bedroom also benefits from being double in size, whilst the third bedroom offers a generous single room.

Modern bathroom complete with herringbone effect flooring, a heated towel rail, ceramic wall tiling and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a wall hung wash hand basin and a low-level WC.

Occupying a slightly elevated position that is set back from the road, the property boasts a neat and attractive frontage, featuring a block paved driveway with parking for three cars and steps rise to a characterful brick arched entrance to the front door.

The south-east facing rear garden has been thoughtfully designed and well landscaped, boasting a paved patio area ideal for outdoor entertaining, a well-kept lawn and planted borders. To the top of the garden is a generous timber shed, perfect for storage or could be converted to a delightful garden room. There is also an outdoor hot and cold tap, stylish outdoor lighting, electrics to the top of the garden and a pathway to the side with a secure gate to the front of the property.



*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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