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"A Firm Family Favourite!"

Boasting deceptively spacious accommodation arranged over three floors and occupying a sought-after position within Little Bowden, this beautifully presented four-bedroom family home is offered in excellent decorative order throughout. Conveniently located within walking distance of the local school, train station and town centre, and further benefiting from a single garage, this fantastic property is sure to prove a firm family favourite!





Dunmore Road
Market Harborough
LE16 8AZ















Ideally situated within walking distance of Little Bowden Academy, the train station, Market Harborough town centre and a range of local amenities.

Entrance through the timber front door leads into the welcoming entrance hall, featuring a fitted floor mat, luxury vinyl tiled flooring, access to the guest WC and useful utility cupboard, with stairs rising to the first floor.

Modern kitchen comprising a range of eye and base-level fitted units, complemented by square-edged work surfaces and ceramic tiled flooring. Further features include a stainless steel one-and-a-half bowl sink, integrated AEG double oven, four-ring Hotpoint gas hob with chimney-style extractor over, integrated dishwasher and space for a fridge/freezer.

Well-proportioned and naturally light living/dining room featuring continued luxury vinyl tiled flooring from the entrance hall, French doors opening onto the rear garden, a useful storage cupboard and an attractive electric feature fireplace with granite hearth and timber surround.

Guest WC comprising a white two-piece suite to include a low-level WC and wash hand basin.

Adjoining this is a useful utility cupboard with space and plumbing for both a washing machine and tumble dryer.

First floor landing with stairs rising to the second floor and access to two double bedrooms and the family bathroom.

Two bedrooms are situated on the first floor, both being double in size, with the main bedroom benefitting from a range of fitted wardrobes and its own en suite shower room. The en suite comprises a white three-piece suite to include a low-level WC, pedestal wash hand basin and shower enclosure with rainfall-style shower head over, complemented by tile-effect flooring and ceramic tiled walls.

Family bathroom featuring tile-effect flooring, ceramic tiled walls to dado height and a white three-piece suite comprising a low-level WC, pedestal wash hand basin and panel-enclosed bath.

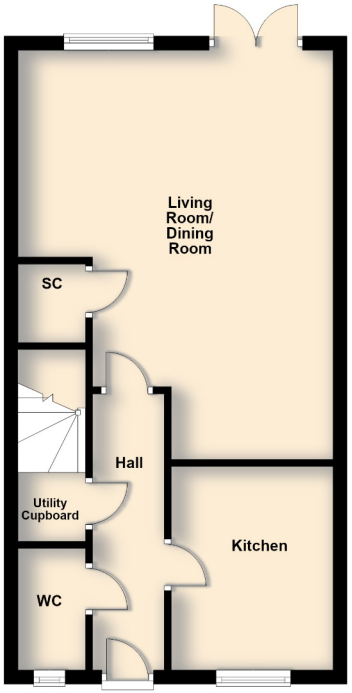
Two further bedrooms are situated on the second floor, with bedroom two being a generous double and bedroom four providing comfortable single bedroom accommodation.

Shower room featuring a skylight window, tile-effect flooring, low-level WC, pedestal wash hand basin and a fully tiled shower enclosure.

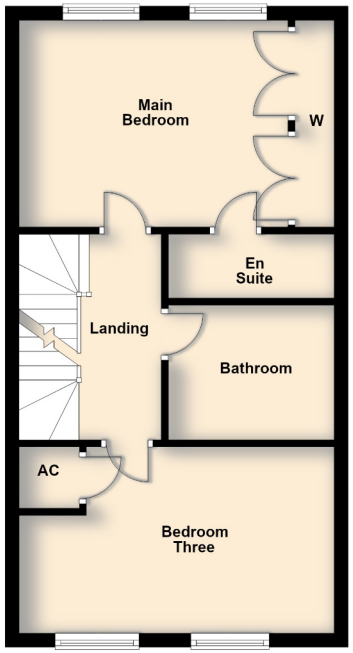
Single garage located to the rear with a manual up and over door and benefitting from power and light.

The property features a neat frontage with a path leading to the front door and two small lawn areas under the front windows. The west facing rear garden has been landscaped to feature a generous patio leading from the rear doors offering the perfect place to sit out and enjoy the afternoon sun. Steps lead down to a main lawn flanked on the left-hand side by mature shrubs and this leads to a timber gate at the rear to the off-road parking space for one car. Beyond the gate is the garage with a manual up and over door offering further off-road parking.

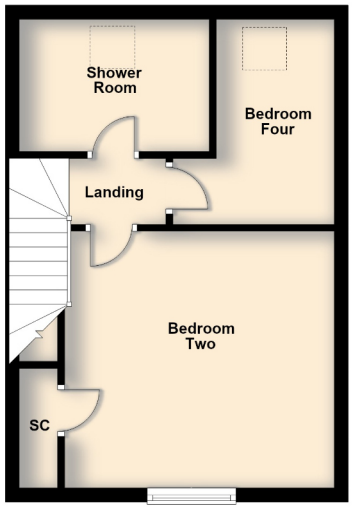
Ground Floor



First Floor



Second Floor







Kitchen
2.97m x 2.31m (9'9" x 7'7")

Living/Dining Room
5.84m x 4.52m (19'2" x 14'10")

WC
1.75m x 1.02m (5'9" x 3'4")

Main Bedroom
2.92m x 3.91m (9'7" x 12'10")

Ensuite
2.34m x 0.91m (7'8" x 3'0")

Bedroom Three
4.29m x 2.74m (14'1" x 9'0")

Bathroom
2.36m x 1.96m (7'9" x 6'5")

Bedroom Two
3.86m x 3.35m (12'8" x 11'0")

Bedroom Four
2.26m x 2.95m (7'5" x 9'8")

Shower Room
2.74m x 1.98m (9'0" x 6'6")

*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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