



**HENDERSON
CONNELLAN**

ESTATE AGENTS

'Stylish Village Living with delightful Country park Views'

Situated within the highly desirable Mulberry Homes development on the outskirts of Great Bowden, with a delightful country park outlook, this stunning two-bedroom home is sure to impress, boasting a beautiful interior throughout, two double bedrooms, a south-west facing garden and offered for sale at 40% shared ownership.



North Close
Great Bowden
LE16 7GQ





The property is offered for sale with 40% shared ownership. There is a combined rent & service charge of £587.99 for the remaining 60% shared through Sparrow Shared Ownership. There is 117 years remaining on the lease.

Entrance is gained through the charming front door into the inviting entrance hall offering access to the guest WC and stairs rise to the first floor.

Modern fitted kitchen situated to the front elevation with country park views beyond, an array of eye and base level units, a roll top work surface with up stand and a stainless steel one and a half bowl sink with draining board. There is integrated oven with a four-ring gas hob and extractor hood over, an integrated fridge/freezer and space for a washing machine.

Beautifully appointed living/dining room, boasting a dual aspect with French patio doors leading out to the south-west facing garden. Generously proportioned, the room provides ample space for both living and dining and is decorated to a high standard.

Guest WC featuring LVT flooring, space for cloakroom storage and a two-piece suite to include a low-level WC and a pedestal wash hand basin.

Stairs rise to the first-floor landing with access to all rooms and to the loft hatch.

Two double bedrooms both boasting a tasteful décor and featuring two windows, flooding the room with natural light.

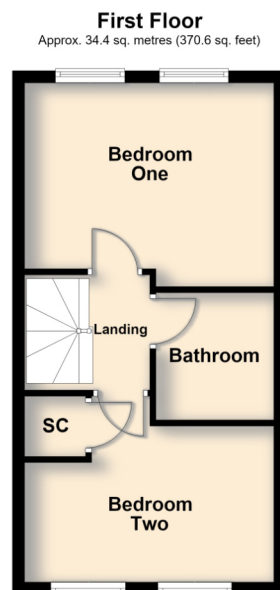
The main bedroom is situated to the rear elevation benefitting from a south-west facing aspect of the rear garden and shaker style wardrobes. The second bedroom is also of a generous size with a fitted stories cupboard and breath-taking views of the country park and countryside beyond.

Family bathroom with LVT flooring, part tiling to the walls and a three-piece suite. The suite incorporates a panel enclosed both with shower over, a low-level WC and a pedestal wash hand basin.

Set back from the road within a desirable cul-de-sac, overlooking the country park, the property boasts an attractive frontage, with a neatly kept front garden, parkland views as your neighbour and a pathway to the front door.

The south-west facing garden has been well maintained with a paved patio area ideal for seating, a main lawn and a well-stocked planted border. The garden benefits from a timber constructed shed, a paved pathway leading to the communal car park with access to two allocated parking spaces.





Total area: approx. 68.9 sq. metres (741.3 sq. feet)

Kitchen - 3.51m x 1.88m (11'6" x 6'2")

Living/Dining Room - 4.7m x 4.06m (15'5" x 13'4")

WC - 2.08m x 0.94m (6'10" x 3'1")

Bedroom One - 4.09m x 3.35m (13'5" x 11'0")

Bedroom Two - 4.06m x 2.62m (13'4" x 8'7")

Bathroom - 2.11m x 1.96m (6'11" x 6'5")

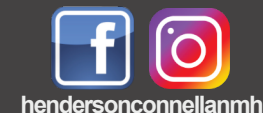


*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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