



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"Idyllic Modern Living with a View!"

Nestled within the sought-after and ever-popular Little Bowden, with fantastic views to the rear, this stunning four-bedroom detached home is sure to impress, boasting an immaculate interior throughout, a part-converted garage with a games room, and countryside walks within a stone's throw!



Dunmore Road
Market Harborough
LE16 8AZ





Built in 2022 by the highly renowned Balfour Beatty Homes, the property boasts the desirable 'Wentworth' design, offering an ideal family layout, with its multiple reception rooms, open plan kitchen, four double bedrooms and ample off-road parking!

Highly requested location situated in Little Bowden within walking distance of the popular Little Bowden Primary School, Little Bowden Park, the town centre and the train station benefiting from fantastic commuter links into London St Pancras in under an hour.

Entrance is gained through a contemporary front door, into a welcoming entrance hall with high-quality Amtico flooring, an under-stairs storage cupboard with lighting, a guest WC and stairs rise to the first floor.

Impressive open plan kitchen/dining/family room, spanning the entire width of the property, boasting delightful views of the rear garden and neighbouring countryside beyond.

The room offers an excellent space for both everyday living and entertaining, featuring continued Amtico flooring, a charming fireplace with a Welsh slate hearth and multi-fuel burner, ample space for a large dining table and chairs and access to the utility room.

The high-quality kitchen comprises an array of shaker style eye and base level units, quartz work-surfaces with matching up stands and splashbacks, and a one and a half bowl sink with a mixer tap. A range of AEG appliances include a double oven, a five-ring gas hob, a dishwasher, a wine cooler and space for a large or built in fridge/freezer.



The utility room benefits from continued Amtico flooring, quartz work-surfaces, a wash hand basin, space for a washing machine and a tumble dryer and a useful side door taking you out onto the driveway.

The beautifully appointed living room, is positioned to the front elevation, featuring a neutral decor and a generous window to the front.

Fantastic sized ground floor study with a bay window to the front elevation. The room also offers the flexibility to be used as a playroom, music room or ground floor bedroom.

Guest WC comprising Amtico flooring, LED ceiling spotlights, a heated towel rail and a Roca wash hand basin and low-level WC.

Stairs rise to a generous sized first floor landing with an airing cupboard and a loft hatch.

Four well-proportioned bedrooms, all benefitting from being double in size and in excellent decorative order.

The main bedroom is positioned to the front elevation and features a modern en-suite shower room and a fantastic walk-in wardrobe fitted with shelves, rails and a window to the front. The shower room comprises a large, heated towel rail, attractive flooring and wall tiling, LED ceiling spotlights and a white Roca three-piece suite to include a large walk-in rainwater shower, a wash hand basin and a low-level WC.

The second bedroom is situated to the rear of the property and boasts a delightful outlook of the rear garden and neighbouring countryside.

Bedroom three also benefits from the garden and countryside outlook and bedroom four faces the front elevation. These two rooms also benefit from shared access to an en-suite shower room, complete with a large, heated towel rail, attractive flooring and wall tiling, LED ceiling spotlights and a white Roca three-piece suite to include a large walk-in rainwater shower, a wash hand basin and a low-level WC.

Modern family bathroom comprising tiled effect flooring, textured wall tiling, LED ceiling spotlights, a tall, heated towel rail and a white Roca suite incorporating a panel enclosed bath with a shower screen and shower over, a wash hand basin and a low-level WC.

The garage has been partly converted to create a fantastic games room to the rear, whilst keeping the space to store to the front.





The games room offers a fantastic space to entertain, featuring herringbone style flooring, power supply, lighting, heating, a door to the storeroom and sliding patio doors onto the garden. There is also a loft hatch with a pull-down ladder, providing ample attic space with boarding and lighting.

The remaining garage space is split into two storerooms, one with a manual up and over garage door, and both rooms with power supply.

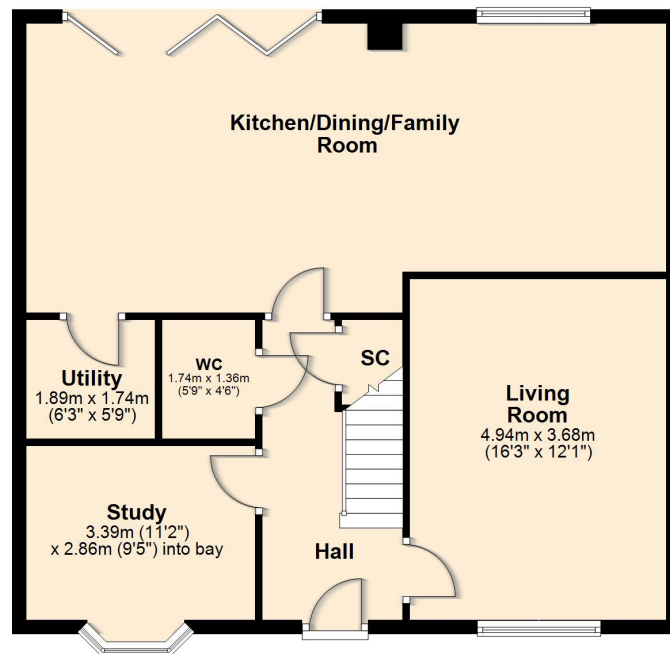
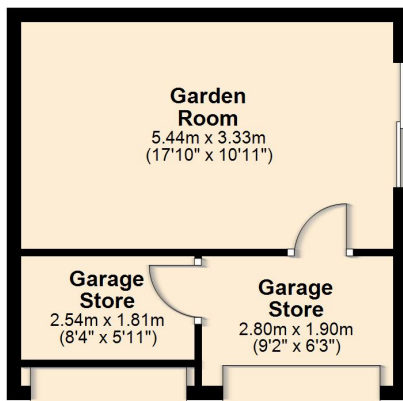
The property is neatly set back within a desirable enclave, featuring a well-kept front garden with slate chippings, planted borders and a pathway to the front door. To the side of the property is a generous driveway providing off road parking for at least four vehicles, access to the garage and a side gate to the garden.

The rear garden offers a true sense of rural style living, benefitting from countryside fields directly adjoining which link onto the Brampton Valley Way, and the potential for further landscaping. The garden itself boasts a generous lawn, ample space for outdoor entertaining, planted borders and space behind the garage to install a shed should a buyer wish and access to the games room/part converted garage.

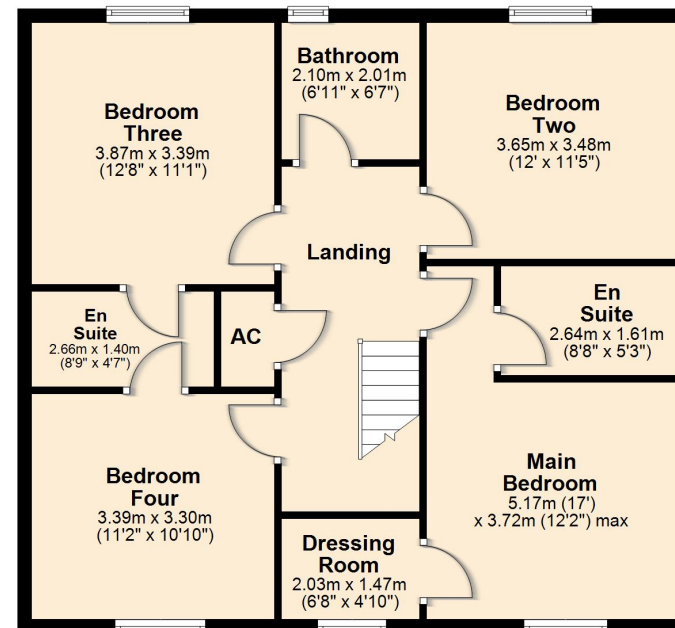




Ground Floor



First 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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