



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location & Design Combine..."

...to form this impressive and detached residence, situated in the heart of the highly desirable village of Great Bowden and boasting a high standard of finish throughout, a loft conversion, four bedrooms, two updated bathrooms, a landscaped rear garden and off-road parking!



Nether Green
Great Bowden
Market Harborough
LE16 7HF





Conveniently located within walking distance to all village amenities including two pubs, a café, a deli and Post Office, the village hall, church and primary school. Market Harborough train station is also within walking distance, with commuter rail links to London within an hour.

Entrance through the timber front door leading into the inviting entrance hall with LVT flooring, a dado rail, pocket doors to the ground floor rooms, an oak staircase flowing up to the first-floor landing, and bespoke cabinetry fitted under the stairs for storage.

Stylish kitchen/dining room comprising ceramic tiled flooring, tongue and groove panelling to dado height, a host of eye and base level fitted units, quartz work surfaces, a stainless steel inset one and a half bowl sink, a freestanding 'Cuisinmaster' cooker with a five ring gas hob, space for a fridge/freezer, washing machine, tumble dryer and dishwasher, and space for a four seater dining table and chairs.

Spacious living room in excellent decorative order boasting LVT flooring and French doors opening out to the delightful rear garden.

First floor landing with the oak staircase flowing up to the second floor.



Main bedroom benefitting from fitted storage and an en suite shower room. The en suite has been recently updated to feature LVT flooring, metro tiled walls, a chrome heated towel rail and a white three-piece suite.



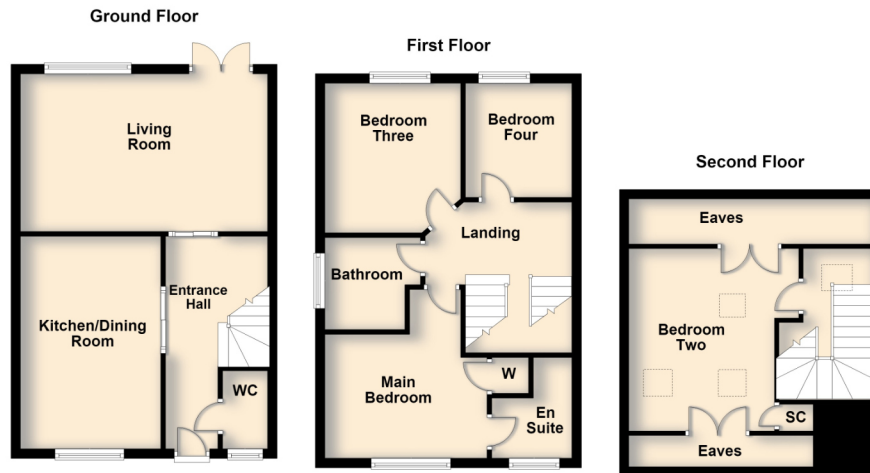
Two further bedrooms are situated on the first floor, one benefitting from being double in size and both overlooking the rear garden.

Modern family bathroom comprising LVT flooring, metro tiled walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath with a fitted shower over.



The second bedroom has been created from the converted attic, with dual aspect Velux windows, ample eaves storage and space for a super king-sized bed or two singles if desired.

The rear garden has been recently landscaped to feature a sandstone path and patio flowing around the property, with space for a seating area and a timber shed ideal for storage. The remaining garden is a well-maintained lawn.



Living Room 5.18m x 3.3m (17'0" x 10'10")

Kitchen/Dining Room - 4.44m x 3m (14'7" x 9'10")

WC - 1.7m x 0.91m (5'7" x 3'0")

Main Bedroom - 3.45m x 3.4m (11'4" x 11'2") max

En Suite - 2.11m x 1.65m (6'11" x 5'5") max

Bedroom Two - 3.81m x 3.02m (12'6" x 9'11") max

Bedroom Three - 3.2m x 2.84m (10'6" x 9'4") max

Bedroom Four - 2.39m x 2.21m (7'10" x 7'3")

Bathroom - 2.08m x 1.91m (6'10" x 6'3")

*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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