
HENDERSON
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for sale
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ESTATE AGENTS

"Location, Location, Location!"

Situated in a popular and established residential location in the heart of Little Bowden opposite the neighbouring green, this fantastic three-storey end of terrace property was built by Hazelton Homes in 2008 and boasts four bedrooms, off road parking and a garage!





Rectory Lane
Little Bowden
LE16 8AS















Offered for sale with no onward chain!

Conveniently located within a stones' throw of Little Bowden Academy and the recreation ground with two renowned pubs just a short walk away. The train station is also within close walking distance offering excellent commuter rail links to London St Pancras in under an hour. Market Harborough town centre offers a variety of independent local shops and restaurants, primary and secondary academies, and easy transport links to Leicester, Kettering and the M1.

Entrance is gained via a solid timber front door into the welcoming entrance hall featuring attractive wood-effect flooring, a staircase rising to the first floor and access to a useful understairs storage cupboard and guest WC.

Well-proportioned living room, enjoys plenty of natural light through an attractive bay window overlooking the front aspect. A feature fireplace with an elegant stone surround provides a focal point and the room is complemented by continued wood-effect flooring.

Spacious kitchen/dining room, benefits from a range of eye and base level contemporary black gloss units, complemented by a square edged laminate worktop and tiled flooring. Integrated appliances include a five-ring gas hob, double oven, dishwasher, fridge/freezer and washing machine. A generous dining area offers ample room for a family-sized table. Natural light floods in through the rear window and French doors, which open directly onto the garden.

Guest WC comprises a contemporary wall hung WC and a pedestal wash hand basin and is finished with attractive tiled flooring.

Stairs rise to the first floor landing providing access to three of the four bedrooms and the family bathroom. This galleried landing has a window to the front elevation keeping it naturally light.

Main bedroom boasts an attractive bay window, with views out to the front elevation and benefits from fitted wardrobes and an en suite.

En suite suite shower room, fitted with a fully enclosed shower enclosure, a wall-hung WC with concealed cistern and a wash hand basin. Complemented by tiled walls with decorative mosaic detailing, tiled flooring and a chrome heated towel rail.

Two further bedrooms on the first floor, both benefitting from being double in size.

Generous family bathroom boasts a contemporary white suite comprising a panel enclosed bath with shower over and shower screen, pedestal wash hand basin and WC. Complemented by attractive neutral-toned wall tiling, tiled flooring, a chrome heated towel rail and a window providing natural light.

Stairs rise to the second floor landing where a generous storage cupboard is located.

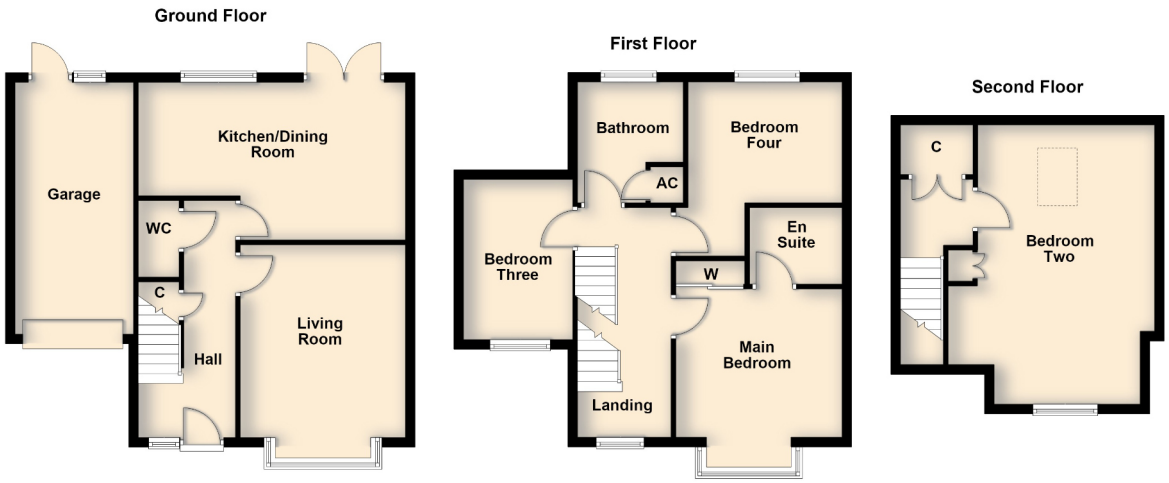
Bedroom two is located on the second floor and benefits from a dual aspect. A feature window to the front elevation provides a beautiful view of the surrounding area and the Velux to the rear elevation provides additional natural light. This spacious bedroom benefits from fitted storage and matching dressing table.

Access to the loft space is also located in this bedroom.

Single garage benefits from power and lighting with a manual up and over door and a personnel door and window at the rear, leading out to the rear garden. The boiler is located in the garage.

The property enjoys an attractive frontage, with a block paved driveway providing off road parking for two vehicles and access to the garage. The front garden is laid to lawn with established shrubs and plantings and a paved pathway leads to the front door.

The west facing, private rear garden is mainly laid to lawn enclosed by timber fencing. A paved patio area provides an excellent space for dining and entertaining. A path at the side of the property provides access to the front of the property via a secure timber gate.







Living Room - 3.96m x 3.4m (13'0" x 11'2") max

Kitchen/Dining Room - 5.51m x 3.25m (18'1" x 10'8") max

Main Bedroom - 3.43m x 3.05m (11'3" x 10'0")

En Suite - 1.91m x 1.63m (6'3" x 5'4")

Bedroom Three - 3.3m x 2.44m (10'10" x 8'0")

Bedroom Four - 3.17m x 2.49m (10'5" x 8'2")

Bathroom - 2.49m x 2.18m (8'2" x 7'2")

Bedroom Two - 5.77m x 3.66m (18'11" x 12'0") max

Garage - 5.18m x 2.44m (17'0" x 8'0")Liv

*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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