



83 MAIN STREET GREAT BOWDEN, MARKET HARBOROUGH, LE16 7HD



83 MAIN STREET

£575,000 Freehold

The quaint and historic South Leicestershire village of Great Bowden is home to this stand-out four bedroom detached property set on a generous plot. The property has been well loved by the current owners for more than twenty years and will make any new owner a truly happy home. There is space in abundance and the majority of the reception rooms are dual aspect and therefore bright and airy all day long. The conservatory to the rear is a fantastic addition and is a brilliant space to soak up the sun and the views of the garden in full bloom. All four bedrooms are doubles and the master bedroom benefits from both a built-in wardrobe and an ensuite bathroom. The rear garden is a delight and has been carefully crafted by the current owners into a real haven for wildlife and a truly tranquil place to be with the peaceful countryside beyond and dulcet sounds of grazing livestock.





KITCHEN/DINING ROOM

22' 11" x 9' 07" (6.99m x 2.92m)

UTILITY ROOM

17' 07" x 6' 11" (5.36m x 2.11m)

LOUNGE

12' 11" x 12' 00" (3.94m x 3.66m)

SITTING ROOM/DINING ROOM

13' 03" x 8' 09" (4.04m x 2.67m)

CONSERVATORY

12' 03" x 12' 02" (3.73m x 3.71m)

BEDROOM ONE

15' 01" x 11' 02" (4.6m x 3.4m)

ENSUITE

9' 08" x 6' 11" (2.95m x 2.11m)

BEDROOM TWO

11' 11" x 9' 11" (3.63m x 3.02m)

BEDROOM THREE

13' 06" x 10' 02" (4.11m x 3.1m)

BEDROOM FOUR

11' 01" x 8' 09" (3.38m x 2.67m)

BATHROOM

8' 05" x 6' 11" (2.57m x 2.11m)

DOUBLE GARAGE

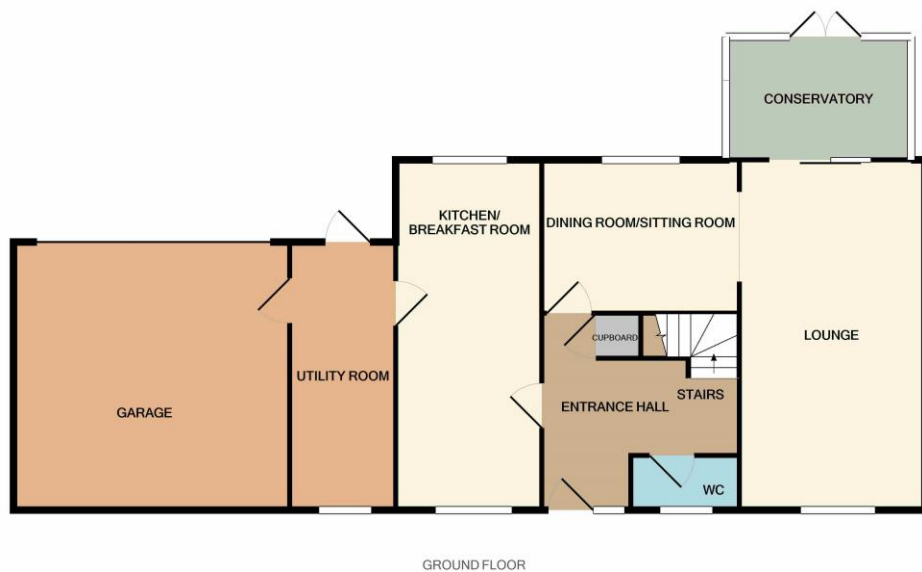
18' 01" x 17' 10" (5.51m x 5.44m)

OUTSIDE

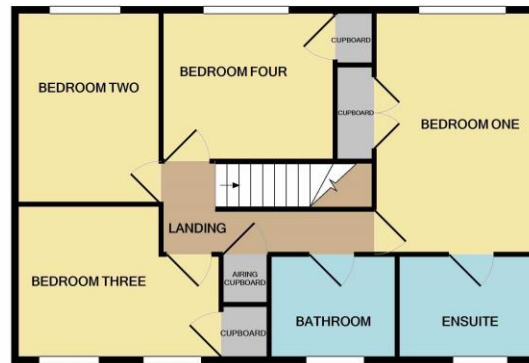
The property has a beautiful frontage with a tidy front garden that spans the full length of the property. The front garden is mostly laid to lawn with an array of plants as borders. There is off road parking for two vehicles and access to the double garage.

The rear garden is a truly enchanting space where you could really lose track of time! There are no harsh, angular lines as the garden has been cleverly landscaped to follow more natural curves with the flowerbeds guiding you under the timber archway to the back of the garden. There you will discover a fantastic array of fruit and vegetable patches bearing many fruits and veg including strawberries, gooseberries and beans. The walled border allows you to see over into the fields beyond where livestock graze and you can lose yourself in the village feel! The garden is south facing and you are surrounded by sweet smelling roses, poppies and many more!





GROUND FLOOR



1ST FLOOR

TENURE
Freehold

SERVICES
Mains electricity and water connected.
Gas fired central heating.

LOCAL AUTHORITY
Harborough District Council

VIEWING
Strictly by appointment with the selling agents.

EPC-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.