

Frank Burditt Drive

GREAT BOWDEN, MARKET HARBOROUGH



JAMES
SELICKS

This modern three-bedroom detached home built in 2020 by Mulberry Homes, features a superb open-plan dining kitchen; and is tucked away on the periphery of one of the most desired villages in the area. It lends good access to Harborough town centre and mainline station, it's suitable for both growing families and those looking to downsize.

Modern detached home • Three double bedrooms • 29 ft dining kitchen • 18 ft dual aspect sitting room • Utility room and guest cloakroom • Ensuite and family bathroom • Good sized garden to rear • Garage and off-road parking • NHBC to 2030 • Super prime village location close to Market Harborough & station •

Accommodation

As you enter through the front door, the stairs are straight ahead, and a WC is located to the side. To the left is the sitting room, which receives natural light from a front window and has patio doors opening to the rear.

Opposite, the open-plan kitchen and dining area stretches over 29 feet, creating a central space for everyday living. It includes a range of modern wall and base units with worktops, offering good storage. Integrated appliances include a double oven, gas hob with extractor, dishwasher, and sink with drainer. Bi-fold doors open to the rear patio, and there's a built-in storage cupboard nearby.

The utility room provides additional base units and worktop space, with plumbing for appliances and access to the garden.

Upstairs, there are three double bedrooms. The main bedroom overlooks the rear garden and has its own ensuite shower room. Two more double bedrooms are also on this floor; one currently used as a home office. The family bathroom includes a modern white suite with a bath and shower over, WC, and wash basin.

Outside

An attractive, landscaped frontage with central path flanked by box hedges and bedding greets you as you approach the canopied front door. A hard-standing drive to the side provides off-road parking and leads to the single detached garage. The enclosed and private rear garden features a paved patio terrace with space for seating or dining and is otherwise laid to lawn.

Location

Great Bowden is one of the most highly sought after villages within the county both by virtue of the quality housing stock and strong community spirit, good local amenities include a parish church, post office, village store and primary school. There is a selection of places to eat and dine with two gastro public houses, the Shoulder of Mutton and Red Lion both recently renovated and upgraded and very popular amongst villagers and people who visit. In addition, there are two cafes, the renowned Bowden Stores which also has a gift shop and Welton's Deli which has a post office and shop, as well as a café. The nearby town of Market Harborough provides a wide range of shopping, leisure, education and recreational facilities with a mainline train service within convenient walking distance, giving access to London St. Pancras in under an hour. Schooling is well catered for in both the state and private sector. Of note are Uppingham School, Oakham School, Stoneygate School, Leicester Grammar the latter two in Great Glen.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Built: 2020. Has the remainder of NHBC Certificate (until 2030)

Conservation Area: No

Tax Band: D

Services: The property is offered to the market with all mains services and gas-fired central heating.

Management Company: There is a Management Company (Leicester Lane Residents Management Company Ltd) which looks after the communal open areas within the development (grass cutting etc). The approximate annual cost (as at 2025) is circa £350 per annum, which undergoes an annual review.

Loft: Insulated & lit

Meters: Has a water meter

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes – restrictive covenants. Title document available on request

Flooding issues in the last 5 years: None

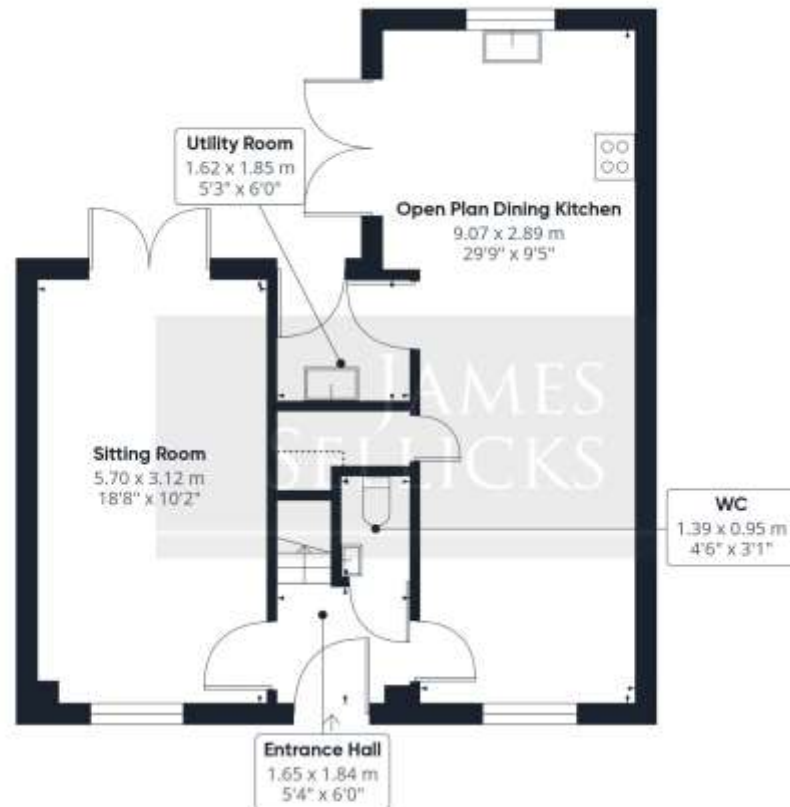
Accessibility: Two storey dwelling with no modifications

Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE16 7PB , and house number 20.







Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

*Garage is shown not in correct position

House approx. total area

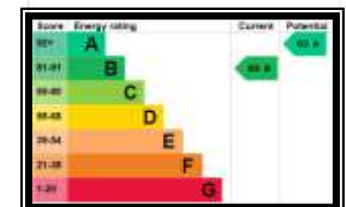
99m²
1066ft²

Garage approx. total area

19.4m²
209ft²

Approximate total area⁽¹⁾

118.4 m²
1275 ft²



(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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