



LIME TREE PLACE
GREAT BOWDEN, MARKET HARBOROUGH

JAMES
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Lime Tree Place, Great Bowden, Market Harborough

Experience luxury modern living in the heart of this highly sought after village with the added convenience of Market Harborough town centre and mainline rail access a short distance away.

Executive detached home | Over 1,700 Sq. Ft of accommodation | Four bedrooms | Refitted kitchen diner with bi-folds | Utility and guest cloakroom | Two ensuites and family bathroom | Walled garden | Separate home office/gym/garden room | Double integral garage | Highly sought-after village |

ACCOMMODATION

With new oak flooring & carpets, newly fitted kitchen and master ensuite shower room, and a recently landscaped garden, you feel an over-whelming sense of elegance as you enter.

The sitting room is light, elegant, and spacious and commands a lovely view of the walled garden through the bi-fold doors, which by virtue let in an abundance of natural light. There are fitted shelves to each recess that flank the cast-iron log burning stove.

The open plan kitchen diner has recently been completed and includes elegant units and island that provide ample storage with quartz work surfaces offering plenty of space. Integrated Miele appliances include a double oven an induction hob, Quooker boiling tap and integrated dishwasher and fridge/freezer. Bi-fold doors from the dining area allow for natural light and easy access into the garden. The utility room is accessed from the kitchen, providing further storage and has its own stable style door access to the garden, matching units and work surfaces and plumbing/space for a washing machine and tumble dryer.

Upstairs the sense of space continues. The master bedroom with feature panelled wall has its own walk-in dressing room and recently fitted ensuite shower room.

There are three further double bedrooms, the guest bedroom benefitting from fitted Alexander Lewis wardrobes and an ensuite shower room. Completing the internal accommodation, the family bathroom has a three piece white suite comprising bath with shower over, WC and a wash hand basin within a vanity unit.

OUTSIDE

The front provides off-road parking for two vehicles and leads to the double, integral garage. There is a footpath to the side, flanked by bedding borders, which leads to gated access into the rear garden.

The rear walled garden enjoys a sunny aspect and has been lovingly landscaped to provide a private, secure, low-maintenance space for the whole family to enjoy. There is an extensive paved patio terrace which is ideal for dining, barbecues and relaxing with lawn bordered by raised bedding areas and characterful wall. The separate, detached home office/gym has bi-fold doors, power and light and offers scope for a variety of uses.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: F

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

LOCATION

Great Bowden is one of the most highly sought after villages within the county both by virtue of the quality housing stock and a strong community spirit. There is a range of good local amenities including 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. In addition, there are two cafes, the renowned Bowden Stores 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.

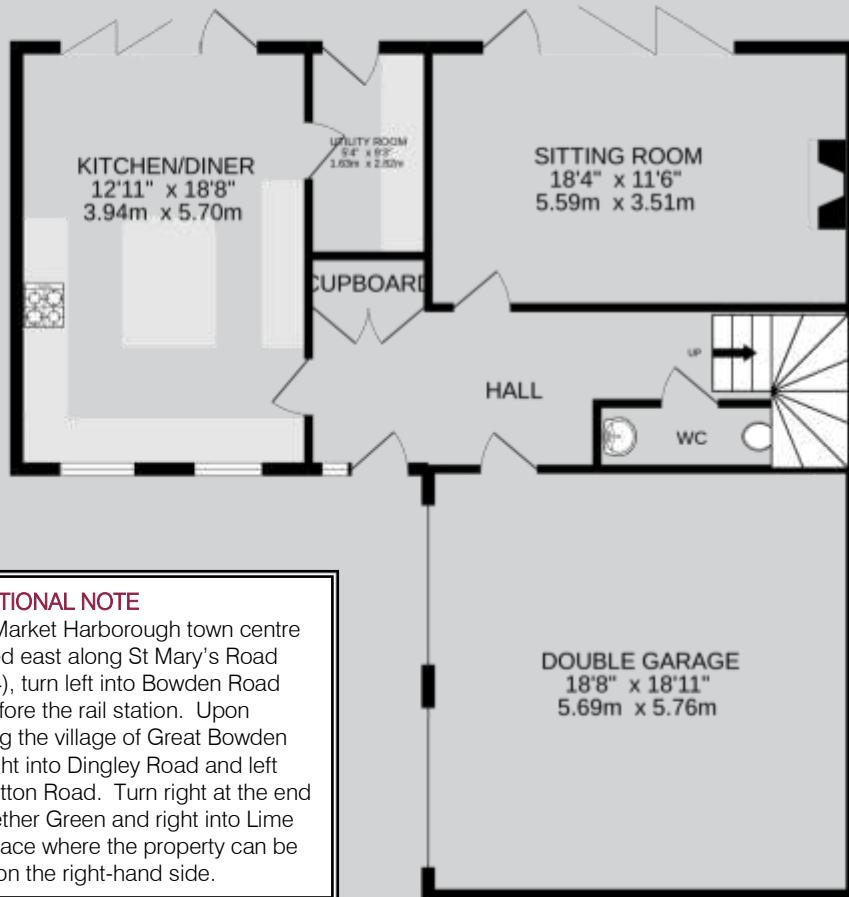
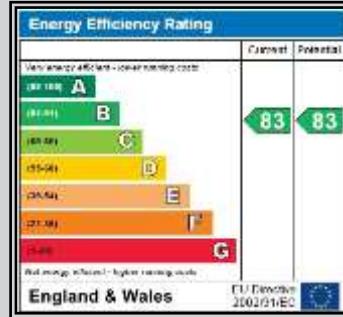




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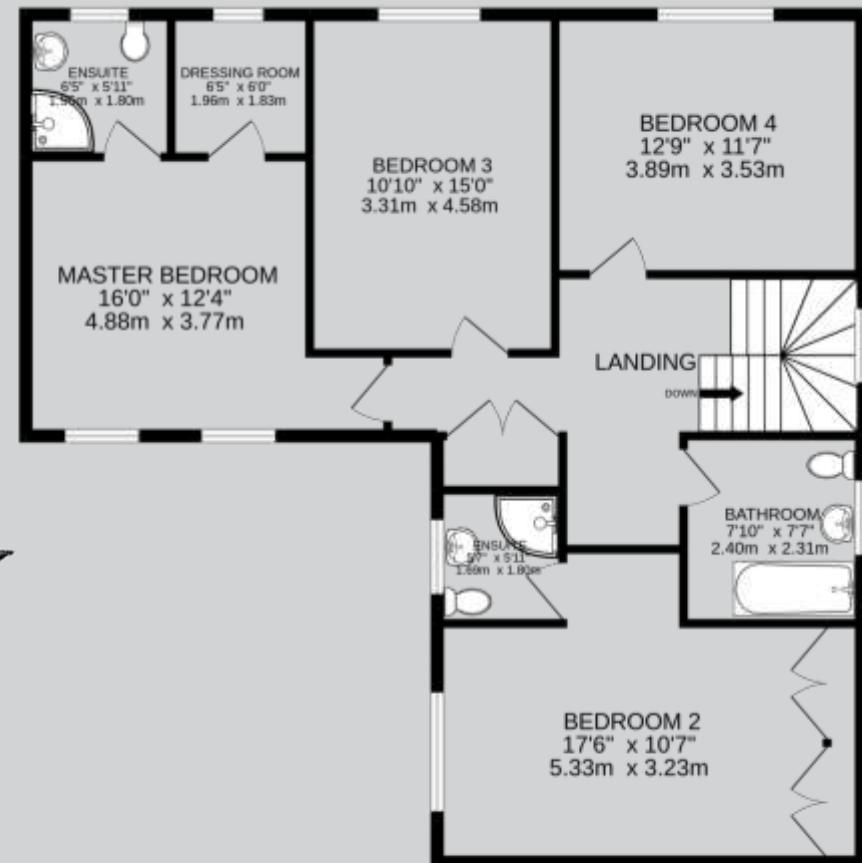


GYM/ HOME OFFICE
15'4" x 13'10"
4.67m x 4.22m



DIRECTIONAL NOTE

From Market Harborough town centre proceed east along St Mary's Road (A4304), turn left into Bowden Road just before the rail station. Upon entering the village of Great Bowden turn right into Dingley Road and left into Sutton Road. Turn right at the end into Nether Green and right into Lime Tree Place where the property can be found on the right-hand side.



House total approximate internal floor area = 1,747.8 Sq. Ft (162.37 Sq. M)

Gym total approximate internal floor area = 201.74 Sq. Ft (18.74 Sq. M)

Garage total approximate internal floor area = 340.36 Sq. Ft (31.62 Sq. M)

Measurements are approximate. Not to scale. For illustrative purposes only.



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Measurements 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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