

# JAMES SELICKS

## BERRY CLOSE

GREAT BOWDEN,  
MARKET HARBOROUGH





Built approximately in 2019 by Messrs' Redrow Homes, this immaculately presented four bedroom detached home is in one of the county's most favoured villages just a short distance away from Market Harborough and its mainline railway station with links to St. Pancras in under an hour.

Detached family home in cul-de-sac location • Four double bedrooms • Sitting room • Superb open plan dining kitchen • Utility • Ground floor WC • Ensuite to master bedroom • Family bathroom • Landscaped rear garden • Driveway and single garage •

#### Accommodation

This beautifully presented property is entered into an entrance hall has a composite front door with leaded window above, stairs rising to a first floor landing with a storage cupboard beneath, Amtico flooring and welcome mat, radiator with cover. The sitting room has a uPVC double glazed leaded bay window to the front elevation and a feature panelled wall.

The dining kitchen has double glazed French doors and full height windows with blinds to the rear elevation, a further window to the rear elevation, spotlights, understairs pantry cupboard, Amtico flooring, an excellent range of eye and base level unit and soft closing drawers with worktops over and a one and a quarter stainless steel sink and drainer unit. Integrated AEG appliances include a dishwasher, four ring stainless steel hob with tiled splashback and extractor hood over, oven and microwave and a built in fridge freezer. The utility room has a door to the rear elevation, worktop with stainless steel sink and drainer unit with cupboard below, plumbing and space for an automatic washing machine and tumble dryer, shelving, Amtico flooring, and gives access to the ground floor WC, wash hand basin, spotlights and Amtico flooring.

The first floor landing has loft access, a built in airing cupboard and a further built in storage cupboard. The principal bedroom has a leaded bay window to the front elevation and built in wardrobes and benefits from an ensuite with a window to the front elevation, low flush WC, wash hand basin with mirror over, electric shaver point, heated chrome towel rail, shower cubicle and spotlights. Bedroom two has a leaded window to the front. Bedroom three has a leaded window to the rear elevation overlooking the garden, and bedroom four has a window to the rear elevation and feature panelled walls. The family bathroom completes this fine family home and has a window to the rear elevation, panelled bath with shower over, low flush WC, wash hand basin with mirror over, electric shaver point, heated chrome towel rail and spotlights.

#### Outside

To the front of the property is a block paved driveway providing off road parking and access to the single integral garage. There is a lawned garden with a planted border, wooden bin storage and gated side access to the rear garden. To the rear of the property are landscaped gardens with a patio entertaining area, lawned garden, mature rear borders and fully fenced boundaries. Opposite the entrance to the cul-de-sac just off Berry Close are wonderful field views.

#### Solar Panels

10 x 800w Panels

3KwH Smart Battery (Charges itself at off peak times/rates to power the house throughout the day - staying off grid)

Excess energy is fed back to the grid and also used to heat the hot water.





### Special Note

There has been plans drawn for a potential kitchen extension, thought suitable under permitted development rights. Please contact the Agent for further information.

### 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

**Tax Band:** E

**Estate Charges:** There is a charge of approx. £200 per annum for the upkeep of the communal open spaces within the development.

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

### Satnav Information

The property's postcode is LE16 7ES, and house number 73.







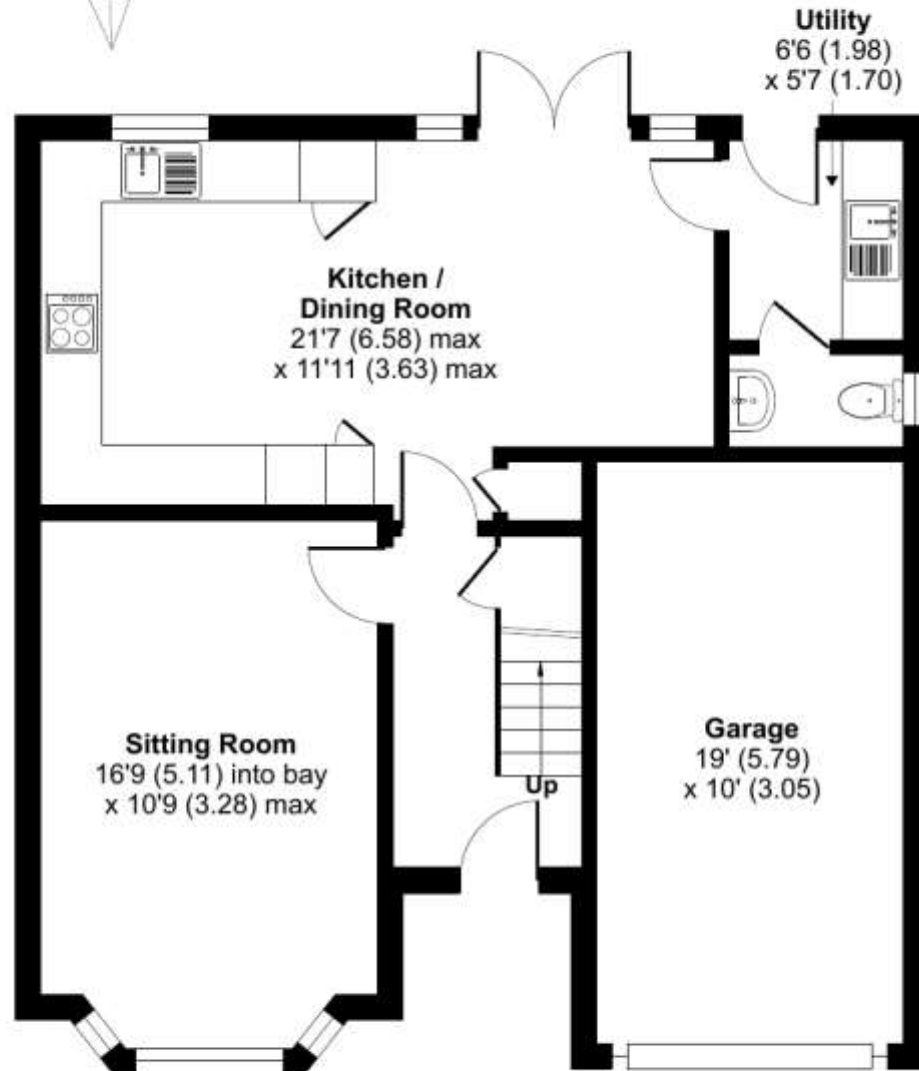
# GREAT BOWDEN, MARKET HARBOUROUGH, LE16

Approximate Area = 1309 sq ft / 121.6 sq m

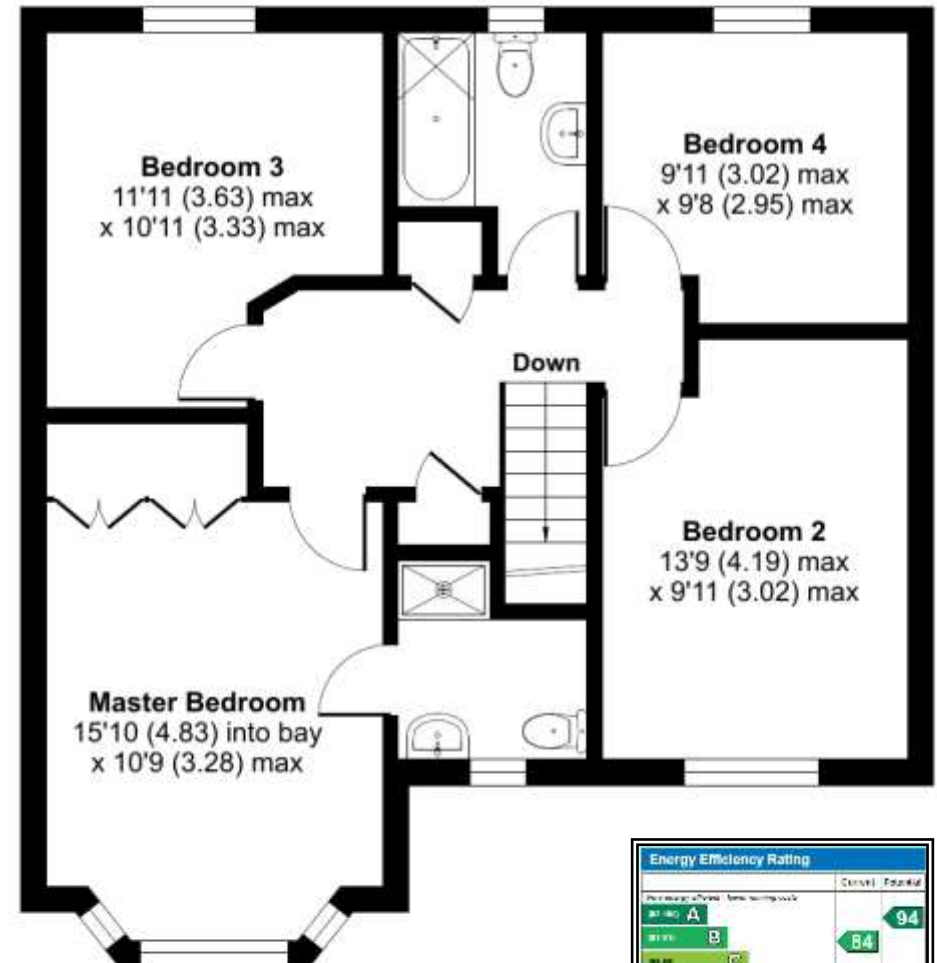
Garage = 190 sq ft / 17.7 sq m

Total = 1499 sq ft / 139.3 sq m

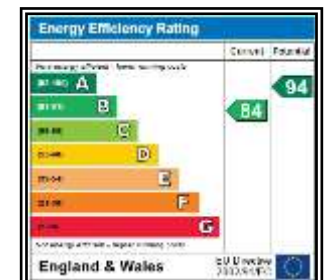
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.  
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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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