



# Countryman Mews, Great Bowden

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## "Modern Village Living"

Positioned within the desirable village of Great Bowden, this modern two-bedroom mews home is sure to impress, offered for sale with no upward chain, with a single garage and within walking distance of the local amenities and the train station!

The property is also within walking distance of the two village shops with cafes, the two village pubs, village hall, church and primary school. The thriving town of Market Harborough and train station are also within close walking distance, with excellent commuter links into London St Pancras within the hour.

Welcoming entrance hall with a fitted door mat, laminate flooring, LED ceiling spotlights, access to a guest WC and stairs rise to the first floor.

Well-presented living room featuring laminate flooring, a window to the front elevation and a door into the kitchen.

The kitchen/dining room boasts attractive tiled flooring, LED ceiling spotlights, space for a dining table and chairs, an under stairs storage cupboard and French patio doors to the garden.

The charming cottage style kitchen comprises a host of shaker style eye and base level units, a roll top worksurface, ceramic wall tiles, a one and a half bowl sink with a mixer tap and draining board, a single oven, a four-ring gas hob, an integrated fridge freezer and space for a washing machine.

Guest WC with ceramic tiled flooring and splash backs, a pedestal wash hand basin and a low-level WC.

Stairs rise to a first-floor landing with access to a loft hatch.

Two well-presented double bedrooms featuring a neutral decor.

The bathroom comprises tiled effect flooring, LED ceiling spotlights, ceramic wall tiles and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

Nestled down a desirable cul de sac, the property features a neat and attractive frontage with a lawn, hedgerow, and a paved pathway to the front door.

There is also a block paved driveway, access to a single garage and side gated access to the rear garden.

The west facing rear garden boasts a generous well-kept lawn, two paved patio areas and a gate providing rear access to the front elevation.

**Living Room** - 4.47m x 4.29m (14'8" x 14'1") max

**Kitchen/Dining Room** - 4.27m x 2.97m (14'0" x 9'9")

**WC** - 1.85m x 0.79m (6'1" x 2'7")

**Main Bedroom** - 4.27m x 3.07m (14'0" x 10'1") max

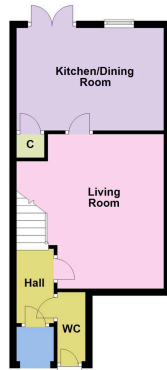
**Bedroom Two** - 4.27m x 2.79m (14'0" x 9'2") max

**Bathroom** - 2.29m x 1.68m (7'6" x 5'6")

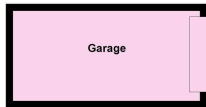
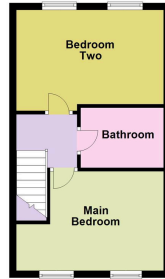
**Garage** - 5.41m x 2.62m (17'9" x 8'7")



Ground Floor



First Floor

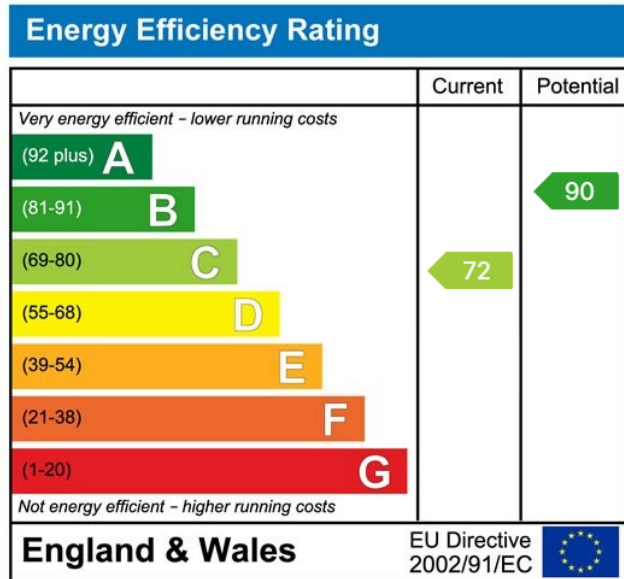


• Great Bowden

• Desirable Village Location

• Garage

• No Chain



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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