



Great Bowden Hall, Leicester Lane, Great Bowden, LE16 7HP



Part of
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Property Description

An attractive two bedroomed mews house forming part of this prestigious conversion of this Grade II listed building known as Great Bowden Hall enjoying stunning views over the canal, lying just outside the highly desirable south Leicestershire village of Great Bowden.





Key Features

- Attractive Two Bedroomed Mews House
- Desirable Location
- Part Of Prestigious Conversion Of Grade II Listed Hall
- Access To Communal Grounds & Paddock Land
- Two Allocated Parking Spaces
- Overlooks the canal and fields beyond
- No chain

Price Guide
£365,000

The mews is located in an envious position giving beautiful views over the canal and benefits from Hive gas radiator central heating and briefly includes a spacious entrance hallway, principal bedroom with en-suite shower room, further double bedroom and bathroom. To the first floor there is a galleried landing ideal for working and relaxing, and a large open plan living dining room with French double doors and a Juliette balcony enjoying views over the canal and countryside to the rear. There is a modern kitchen with built-in appliances. The property also includes access to communal grounds together with approximately 16 acres of paddock land and enjoys two allocated parking spaces.

LOCATION

Great Bowden Hall lies just outside the highly desirable south Leicestershire village of Great Bowden, which has a couple of shops, delicatessen and post office, public houses, a fine parish church and reputable primary school. The village has good access to the nearby railway station with regular services to London St Pancras with its Eurostar facility, and the M1 (Junction 20), the A14 and A1 are within reach. Only 1.5 miles south of Great Bowden is the thriving town of Market Harborough which has a wide range of local amenities including major food stores, a host of local shops, bars, restaurants, a leisure centre and theatre. Great Bowden Hall is surrounded by attractive open countryside providing outstanding scenery and a variety of outdoor pursuits, and there is access from the grounds onto the tow path of the Grand Union canal.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, stairs rising to the first floor, under-stairs storage space, radiator, window to front elevation.

PRINCIPAL BEDROOM

14'5" x 11'9"

Having attractive views over the canal, coving to ceiling and radiator.

EN-SUITE SHOWER ROOM

Shower cubicle, wc and wash hand basin, radiator, ceramic tiled floor, window to rear elevation and cupboard housing the central heating boiler.

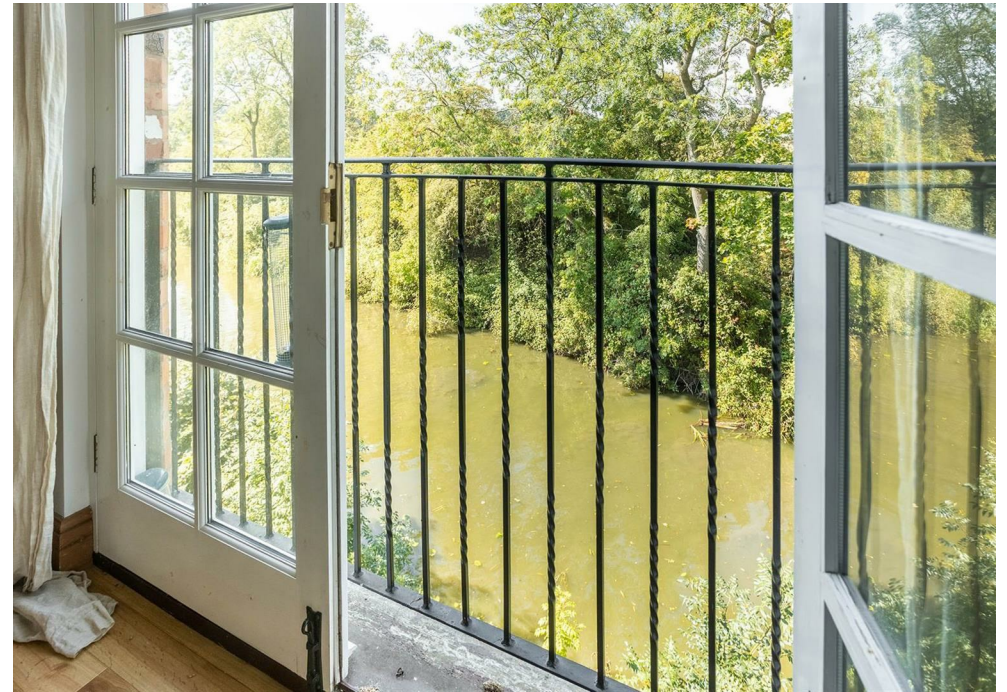
BEDROOM TWO

9'2" x 8'6"

Window to front elevation and radiator.

BATHROOM

Bath with Victorian attachment, vanity wash hand basin, tiled flooring, radiator.





FIRST FLOOR

SPACIOUS LANDING

Seating area which enjoys views over the entrance hallway, window to front elevation, loft hatch.

SPACIOUS LIVING/DINING ROOM

22'0" x 12'1"

An attractive room with vaulted ceiling, timber flooring, French doors to Juliet rail, giving envious views over the canal.

KITCHEN

Range of modern base and wall units with complimentary work surface and inset ceramic sink with drainer, electric oven with microwave combi, hob with hood above, tiled floor, window to front elevation.

OUTSIDE

There is a storage shed, one parking space to the front of the property and an additional space on the driveway. Access to the communal grounds which is approximately 16 acres of paddock land.

SERVICE CHARGE

A service charge of £109.00 per month is payable. (details provided by vendor).





Floorplan



First Floor

Floor Area (Gross Internal) 41.5 sq.m. (447 sq.ft.) approx



Ground Floor

Floor Area (Gross Internal) 41.5 sq.m. (447 sq.ft.) approx

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EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Harborough District Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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