



3 NORTH CLOSE - GREAT BOWDEN. LE16 7GQ



3 NORTH CLOSE, GREAT BOWDEN, LEICESTERSHIRE. LE16 7GQ

LOCATION

Surrounded by fine housing stock, this property is situated towards the edge of this highly sought after south Leicestershire village of Great Bowden, with access to attractive open countryside, and having the advantage of amenities to include shops, post office, tea rooms, public house, village hall, reputable primary school, recreational amenities and fine parish church, and is conveniently located close to the thriving town of Market Harborough which boasts specialist shopping, medical, recreational and banking along with a mainline rail service to London St Pancras International which may be reached in little over an hour. The M1 is accessible at junction 20, and the A14 lies to the south.

ACCOMMODATION

Accessed via period style door with glazed panels and chrome hardware, Georgian style portico with leaded roof.

ENTRANCE HALL

All principal accommodation off, ceramic tiled floor.

CLOAKROOM

Low flush push button w.c., wash hand basin, ceramic tiled floor, low voltage lighting.

SITTING ROOM

Feature fireplace with timber mantle and slate hearth, housing log burning stove, windows to side and rear elevation, bi-fold doors opening out onto the garden, low voltage lighting and pendant lighting.

FULLY FITTED KITCHEN

Wide range of Shaker style base and drawer units with satin hardware and preparation surface over, complimentary upstand, inset one and a half bowl stainless steel sink and drainer with mixer tap over. Bosch appliances to include five burner gas hob, double oven below, stainless steel extractor canopy with splashback, integrated dishwasher, integrated fridge freezer, under unit lighting, range of complimentary eye-level units, breakfast bar area, windows to front and rear elevations, bi-fold doors opening out onto the garden.

DINING AREA

Window to front elevation, ceramic tiled floor, low voltage lighting.

UTILITY ROOM

Shaker style base units with preparation surface over, inset single stainless-steel sink with mixer tap over, space and plumbing for white goods, range of complimentary eye-level units, ceramic tiled floor, part glazed door to rear elevation.

STAIRS TO:

FIRST FLOOR ACCOMMODATION

LANDING

Window to rear elevation, airing cupboard with pressure tank and additional shelving.

MASTER BEDROOM

Window to front elevation with open views across parkland, range of full height wardrobes providing ample hanging and storage, window to rear elevation, door through to:

EN-SUITE SHOWER ROOM

Fully tiled double shower enclosure with glazed panels, wall mounted slider shower fitment, vanity unit with drawers and inset wash hand basin, low flush, push button back to wall w.c., wall mounted heated towel rail, obscure glazed window.

BEDROOM TWO

Window to rear elevation with open countryside views.

BEDROOM THREE

Window to rear elevation with views to rear elevation.

FAMILY BATHROOM

Three-piece suite comprising, panelled bath with tiled surround, wall mounted shower attachment and glazed screen, vanity unit with drawers and inset wash hand basin, low flush, push button back to wall w.c., wall mounted heated towel rail, obscure glazed window.

Particulars prepared March 2026



OUTSIDE

To the front of the property the boundary is depicted by wrought iron railings cloaked with an established beech hedge. Whilst the remainder of the garden is laid to lawn. To the side of the property there is a timber gate providing direct access to the:

GARDEN

To the rear of the property, part of the boundary is depicted by a close boarded fence flanked with specimen shrubs and trees providing year-round interest whilst the right hand side has a brick wall. A spacious patio area provides for all outdoor entertaining and al-fresco dining with external courtesy lighting, whilst the remaining garden provides an expanse of lawn for ease of maintenance. There is a courtesy access gate leading to:

GARAGE

Of brick construction with pitched roof, double timber doors, internal power, and light with additional parking, external lighting.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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