

Bellfields Street  
Little Bowden  
LE16 8AB

£325,000

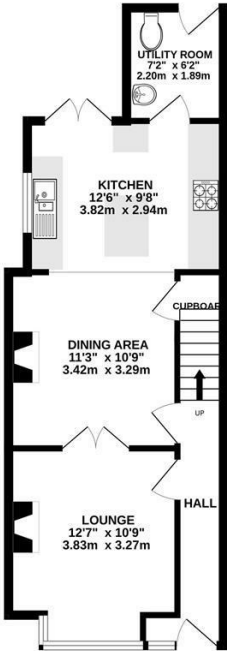


OSCAR JAMES

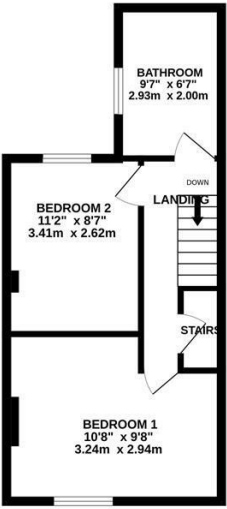
...expect excellence

# FLOOR PLANS

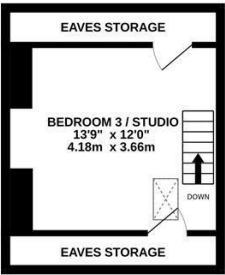
GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Living Room and Dining Room



Refitted Kitchen



Three Spacious Bedrooms



Family Bathroom



Rear Garden with Home Office



On Street Parking



## WHAT'S GREAT?

Occupying a delightful position close to Market Harborough Town Centre and Railway Station, this beautifully presented property has undergone an extensive renovation to a high standard by the current owners.

The accommodation briefly comprises an entrance hall, a welcoming lounge and a dining room leading through to a stunning extended kitchen featuring handcrafted units and a vaulted ceiling. A utility room/ cloakroom completes the ground floor.

To the first floor are two generous double bedrooms and a family bathroom, while the second floor offers a further spacious double bedroom.

Outside, the property benefits from delightful landscaped rear gardens and an outbuilding with electricity, ideal for use as a home office.

An internal viewing is highly recommended to fully appreciate the quality and location of this impressive home.

...expect excellence



# SELLER'S SECRET

We have loved living here. The area is perfect for families with Little Bowden Primary School, park, amenities and two well regarded village pubs all on the door step. The Train Station is also just a short walk away.



## Why we like it....

This fantastic property also has the benefit of an outbuilding that could be used as a home office, making it the perfect option for people who work from home. Viewing are advised to appreciate this lovely home.

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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