

104 Scotland Road  
Market Harborough  
LE16 8AY

£699,950



OSCAR JAMES

...expect excellence



## WHAT'S GREAT?

Ideally situated in the sought-after area of Scotland Road, Market Harborough, this fantastic detached bungalow offers a perfect blend of modern living and comfort. With four spacious bedrooms, including two en-suite wet rooms, and an additional family bathroom, this property is ideal for families or those seeking extra space.

The heart of the home is a stunning open plan kitchen, living, and dining area, designed to create a warm and inviting atmosphere. The bi-fold doors seamlessly connect the indoor space to the garden, allowing for an abundance of natural light and a delightful view of the outdoor surroundings. The property has been fully renovated to a very high standard, ensuring that every detail has been thoughtfully considered.

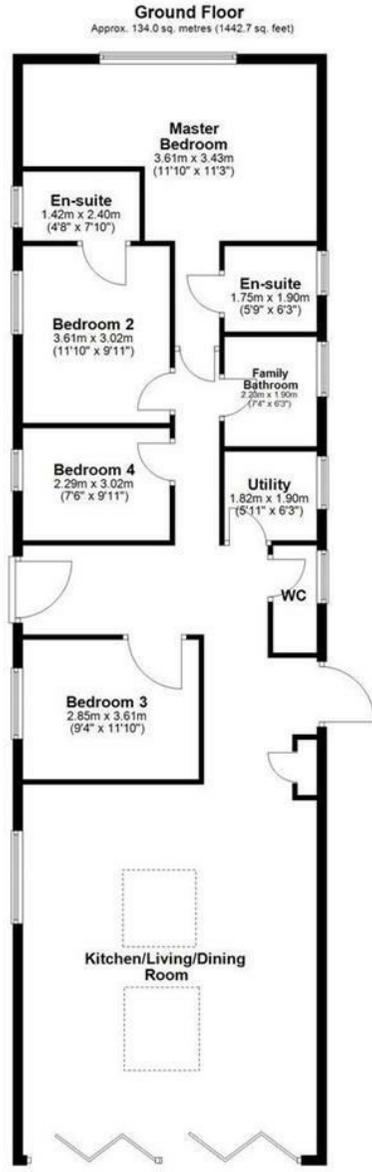
For those who appreciate energy efficiency, this bungalow boasts an EPC rating of A, enhanced by solar panels that provide the potential for off-grid electric generation. Underfloor heating throughout the home adds an extra layer of comfort, making it a cosy retreat in all seasons.

Parking is a breeze with space for ample vehicles, a valuable feature in this popular location. Additionally, the property comes with planning permission to build an annexe, with service connections for water and plumbing already in place, offering exciting possibilities for expansion or guest accommodation.

This exceptional bungalow combines modern amenities with the charm of Little Bowden. Do not miss the opportunity to make this remarkable property your own.

...expect excellence

# Floor Plan



Total area: approx. 134.0 sq. metres (1442.7 sq. feet)



## AT A GLANCE...



Stunning Open Plan Living/  
Dining/ Kitchen Area



Fabulous Kitchen With Island and  
Bi-Folding Doors



Four Spacious Bedrooms



Two En-Suite Wet Rooms and  
Family Bathroom



Rear Garden With Option To Build  
Office/ Annex



Ample Off Road Parking





# SELLER'S SECRET

This exceptional, high-specification bungalow is presented in immaculate condition throughout and offers modern, energy-efficient living to the highest standard. Boasting an impressive EPC A rating, the property has been thoughtfully designed to maximise comfort, efficiency, and style.

The home benefits from underfloor heating throughout, providing an even, luxurious warmth while enhancing the clean, contemporary finish of each room. High-quality fixtures and fittings are evident throughout, with well-proportioned living spaces filled with natural light.



## Why we like it....

The accommodation is versatile and well-laid out, making it ideal for a range of buyers, from those seeking single-level living to purchasers looking for a low-maintenance, future-proof home. Early viewing is highly recommended to fully appreciate the quality, comfort, and energy efficiency this outstanding home has to offer.

## To buy or not to buy....

# OSCAR JAMES

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