

# LANGTON ROAD

GREAT BOWDEN, MARKET HARBOROUGH



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**Langton Road,**  
Great Bowden, Market Harborough,  
Leicestershire

An extremely well laid out and maintained family home in a quiet position with fabulous, sunny gardens, located just a short walk from the heart of this thriving and highly popular village.

Spacious detached home | Four bedrooms  
Two bathrooms | Three reception rooms  
Fitted kitchen | Utility and large boot room  
Fabulous sunny gardens | Double garage  
Close to the village centre |

#### ACCOMMODATION

The accommodation is entered through a porchway which in turn leads to a spacious entrance hall with glazing to the dining room and an attractive staircase leading to the first floor accommodation. There is a cloakroom off with a two piece suite. A particularly spacious and light sitting room has a feature brick fireplace, hardwood flooring and double glazed windows to the front and side elevations. The conservatory enjoys a lovely open aspect onto the south-facing, unoverlooked garden. The kitchen is very well fitted, with a comprehensive range of units and appliances, and could easily be extended into the dining room if a larger, open plan layout is preferred. The size of the utility room and an excellent boot room (rarely found in the modern equivalent) provide an abundance of storage. To the front is an excellent study.

On the first floor there are four bedrooms, the master with a very well fitted shower room and a particularly large walk-in wardrobe which in turn leads to an accessible loft space considered suitable for conversion (subject to the necessary planning consents). The family bathroom is well fitted with a three-piece suite with a shower over the bath.

#### OUTSIDE

Outside, the property is approached via a gravelled driveway which provides ample car standing space and gives access to a double garage. The rear garden is a highlight of the property, with a splendid sunny aspect, shaped lawns, terraces, and mature herbaceous and shrub borders providing year-round interest.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Harborough District Council

**TAX BAND:** F

**SERVICES:** The property is offered to the market with all mains services and gas-fired central heating.

#### LOCATION

Great Bowden is one of the most highly sought after villages within the county both by virtue of the quality housing stock and strong community spirit, good local amenities include a parish church, post office, village store and primary school. There is a selection of places to eat and dine with two gastro public houses, the Shoulder of Mutton and Red Lion both recently renovated and upgraded and very popular amongst villagers and people who visit. In addition, there are two cafes, the renowned Bowden Stores which also has a gift shop and Weltons Deli which has a post office and shop, as well as a café.

The nearby town of Market Harborough provides a wide range of shopping, leisure, education and recreational facilities with a mainline train service within convenient walking distance, giving access to London St. Pancras in under an hour. Schooling is well catered for in both the state and private sector. Of particular note are Uppingham School, Oakham School, Stoneygate School, Leicester Grammar the latter two both in Great Glen.

#### DIRECTIONAL NOTE

From Market Harborough town centre proceed east along St Mary's Road (A4304), turn left into Bowden Road just before the rail station. Upon entering the village of Great Bowden proceed through the Green and bear right into Langton Road towards Thorpe Langton where the property can be found on the right hand side.

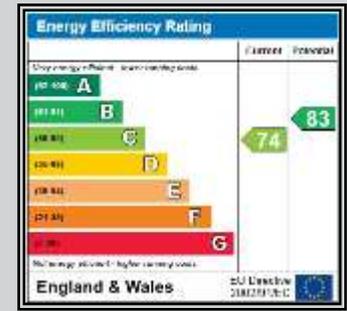
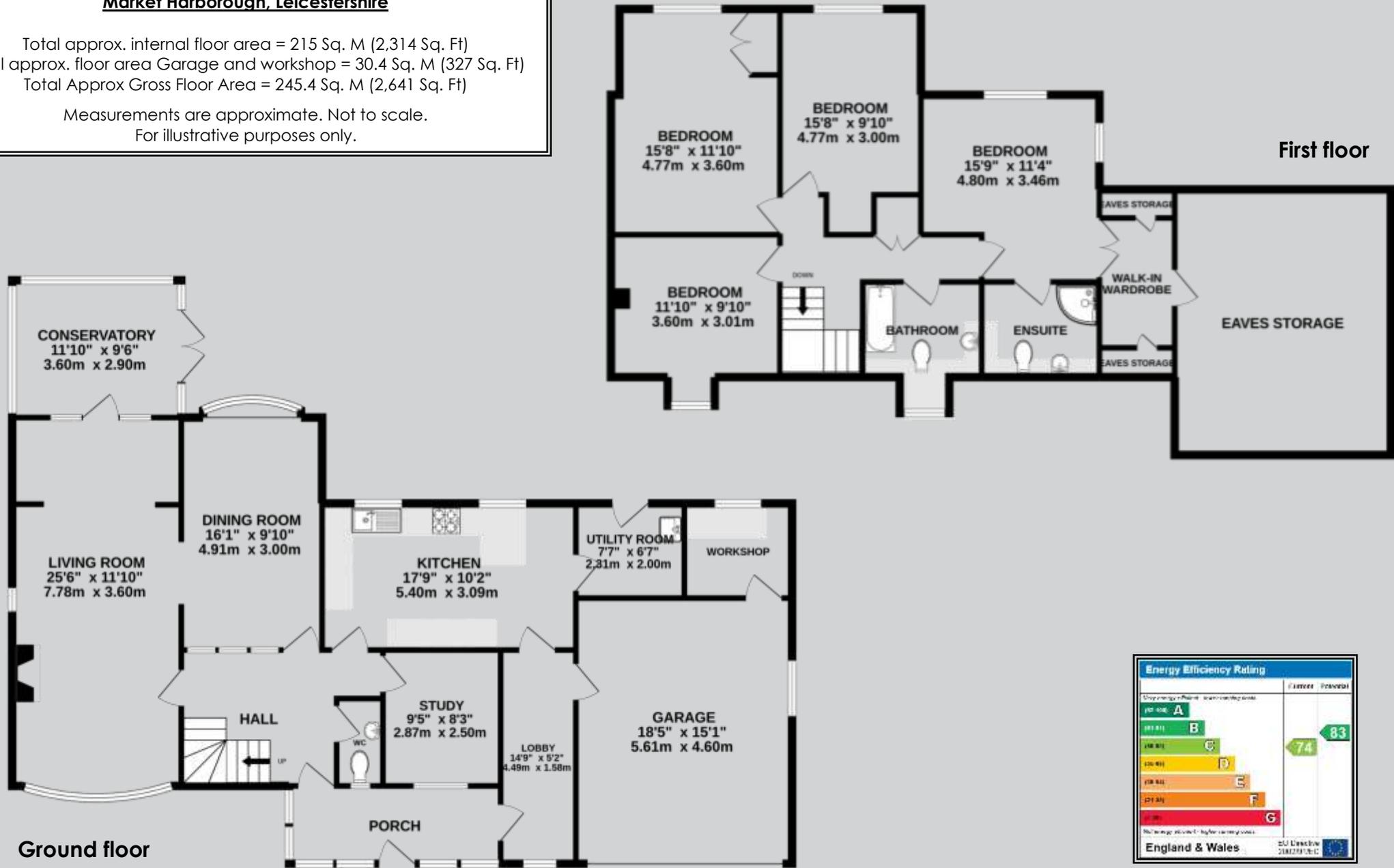




**Langton Road Great Bowden,  
Market Harborough, Leicestershire**

Total approx. internal floor area = 215 Sq. M (2,314 Sq. Ft)  
 Total approx. floor area Garage and workshop = 30.4 Sq. M (327 Sq. Ft)  
 Total Approx Gross Floor Area = 245.4 Sq. M (2,641 Sq. Ft)

Measurements are approximate. Not to scale.  
 For illustrative purposes only.





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### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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