

Welcome to Davidsons at Little Bowden, Market Harborough



MARKET HARBOROUGH



Davidsons Homes offers a selection of 2, 3, 4 and 5 bedroom homes at Little Bowden.

The Sunday Times once claimed Market Harborough to be a "middle-class fairy tale" and one step in the area proves the title. It's also easy to understand why it is also recognised as one of the top ten places to live in the Midlands. For, if you're fortunate enough to visit or live in the area, you will notice these few things: the pace is calmer than the rush of city life, the quality of near enough everything feels better, and the people seem happier.

Treading the borders of both Northamptonshire and Leicestershire, Market Harborough is noted as being a hotspot for small businesses – and staying true to its market town roots – it's considered a delightful shopping destination, too.

With all of this in mind, as a resident of Little Bowden, you can be sure of one thing: for many reasons, your quality of life will be bolstered.

Space is in abundance at Little Bowden; that is with the spacious living areas of our 2 – 5 bedroom homes, and also through the stunning greenery present throughout the town. Elegance is also well-represented; with the clean and crisp interiors throughout the development, through to the picturesque backdrop the area provides.

Although everything you could need to live comfortably is available within the town – with independent market stalls, shops, cafes and restaurants splayed across Market Harborough – for residents wanting a taste of a livelier way of living, the town boasts excellent links to larger cities, including London, Birmingham and Leicester.

All this and more awaits you at Little Bowden!







Building homes not only for you, but for generations to come.

That's the Davidsons difference.

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the

traditions lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build desirable places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.





At Davidsons, we understand everyone is different and choice is important to us.

Here at Davidsons Homes, we build a home with the buyer at the forefront of everything we do. We create interior spaces that are well thought out and crafted with comfort and convenience in mind, including pre-wired cables for your plasma TV, outside taps for you to water your new garden, power and lighting in your garage, right through to soft-closing toilet seats. Our kitchens feature top brand appliances and

the best quality tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.







Got a house to sell? Talk to us about Part Exchange!

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations.

You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move.

Financial advice available.

Please speak to your development sales manager who will be happy to help.

THE LOCAL AREA

Places of Interest

within 15mins drive

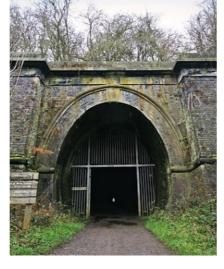
Market Harborough Town Centre Traditional Market town with shops, cafés and restaurants.	1 mile away
The Old Grammar School Lovely old grammar school in the heart of Harborough.	1 mile away
Harborough Museum The museum celebrates Market Harborough's history as a historic market town	1 mile away
Foxton Locks Canal locks with vistor centre, pubs and restuarants.	5 miles away
Welland Park Green space in heart of Harborough with tennis courts and café.	1 mile away
Farndon Fields Farm Shop Farm shop with local produce and a great restaurant.	2 mile away
Oxendon Tunnels Cycle route from the historic tunnels, from the disused railway line.	3 miles away
West Lodge Farm Park Children's petting farm park.	4 miles away











THE LOCAL AREA

Places of Interest

within 40mins drive

Rutland Water Offers everything from walking and cycling to fishing and watersports.	23 miles away
$Wistow\ Maze$ Enjoy a fun day out exploring one of the country's largest maize mazes.	10 miles away
Bruntingthorpe Airfield Bruntingthorpe Aerodrome is a privately owned airport near the village of Bruntingthorpe.	14 miles away
Rockingham Castle An amazing Norman castle built under the instruction of William the Conqueror.	10 miles away
Mini Meadows Farm A lovely children's farm park and great value family day out.	10 miles away
Harrington Aviation Museum Museum with exhibits about USAAF bomber group, clandestine WWII missions.	7 miles away
Avalanche Adventure Outdoor activities, quad biking, off road driving, clay pigeon shooting and more.	8 miles away
Shopping at Fosse Park Large out of town shopping area.	17 miles away
Corby Boating Lake A lovely facility at the heart of Corby, fishing, children's play area and Café	10 miles away
New York Thunderbowl, Kettering Family-friendly bowling alley with high-tech lanes and ramps for kids, plus American pool tables.	11 miles away
Laser Zap Attack, Kettering Laser Tag.	10 miles away
Corby Swimming & Diving Pool Swimming pool and Leisure Centre.	10 miles away
Gravity Leisure Park, Corby Trampoline park.	11 miles away







Bars & Restaurants

Mercardo Lounge, Market Harborough Casual laid back lounge serving great food and drinks.	1 mile away
The Oat Hill, Market Harborough Modern British food in a modish gastro pub with oak panels, Chesterfield sofas and open fires.	1 miles away
The Waterfront, Market Harborough Converted wharfside building with waterside patio looking onto the boats, plus Sunday carvery.	2 miles away
Dim Sum Master (Asian), Market Harborough This hidden gem in Harborough Market serves a delicious choice of authentic dim sum, steamed dumplings, and a few Chinese soups, rice and noodle dishes.	1 mile away
Everest Lounge (Indian), Market Harborough Offering authentically prepared Nepalese, Tibetan and Indian Cuisine.	1 mile away
Veneto (Italian), Market Harborough Traditional Italian made to order.	2 mile away
The Farmers Kitchen, Market Harborough Relaxed cafe style kitchen serving the famous Farmer's breakfasts, afternoon teas and lunch menu.	2 mile away
The Red Lion, Great Bowden Modern pub serving food. Look out for their signature Sunday roast.	2 miles away
Ascough's Bistro, Market Harborough A stylish and relaxed dining experience. Serving delicious contemporary dishes.	1 mile away
The Three Swans Hotel & Restaurant, Market Harborough Hotel, eatery and coffee house. Serving modern British.	1 mile away















www.davidsonshomes.co.uk

Cafés & Bakeries

Bowden Stores, Great Bowden An independent coffee house & homewares store, offering great vibes from Tues-Sun.	2 miles away
Aldwinckles Coffee, Market Harborough A welcoming calm oasis set behind its own private courtyard, just off the bustling shopping area.	1 mile away
Blend Coffee and Cakes, Market Harborough Great little independent coffee place!	2 mile away
Natures Pantry, Market Harborough Fast food that is real and wholesome and cooking classes to show children real food is just as tasty.	1 mile away
Milo's Café , Market Harborough Great coffee and homemade cakes.	1 mile away
Sweet Pea' Tea Room, Market Harborough Traditional English tea room.	4 mile away
The Garage Bakehouse, Market Harborough Artisan bakery serving fresh bread, Sandwiches and cakes. Best bread in town!	1 mile away
Wesses Bakery, Market Harborough Traditional bakery serving bread, sandwiches and cakes.	2 mile away
Hambleton Bakery, Market Harborough Traditional Bakery.	2 mile away
The Café at Welland Park, Market Harborough Small cafe nestled in Welland park.	2 mile away















TRANSPORT LINKS



Market Harborough Train Station

30min walk or 7min drive away
Trains to Leicester every 30min
Trains to London St Pancras every 30min

Drive Times

to Leicester (via A6)	37min
to London (via M1)	2hr 10min
to Birmingham (via M6)	56min
to Northampton (via A508)	33min
to Nottingham (via M1)	1hr 8min



Airports

East Midlands Airport (EMA)) 30miles – 46min
Birmingham (BHX)	34miles – 53min
London Luton(LTN)	48Miles - 1hr 20min
London Heathrow (LHR)	73miles – 1hr 44min
Manchester (MAN)	83miles – 2hr 13min

All are accessible through train links / buses Potential connections, or change of transport

LOCAL AMENITIES



Supermarkets

Waitrose	0.5 miles away
Sainsburys	0.5 miles away
Co-op	1 mile away
Aldi	0.5 miles away

Hospital A&E

St Lukes	1 mile awa



Gyms & Leisure Centres

2 miles away
2 miles away
1 mile away
2 miles away
1 mile away

Nurseries

Busy Bees	3 Stars
Castle Lane Day Nursery	4 Stars
Little Angels Nursery	5 Stars
Caterpillar Day Nursery	5 Stars
Kiddi Caru Day Nursery & Preschool	4.5 Stars

LOCAL SCHOOLS

Little Bowden Primary School Lubenham 2 miles Wellington 2 miles	Ofsted Good
Robert Smith Academy 6th Form Lubenham 1.5 miles Wellington 1 mile	Ofsted Good
Welland Park Academy Secondary Lubenham mile Wellington 1.5 miles	Ofsted Good
Church of England Academy Primary Lubenham mile Wellington 0.5 miles	Ofsted Good

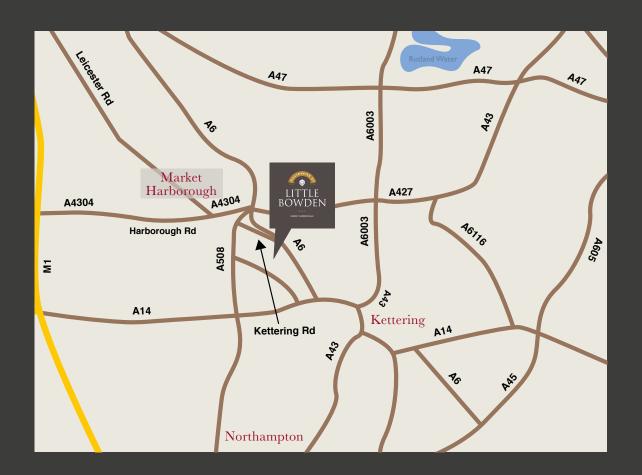
Surrounding areas also have amazing schools within Harborough.

Manor high school, Gartree high school, Beauchamp college, Welland park academy

BROADBAND PROVIDERS ON-SITE

SSE Unlimited Fibre Broadband	35MB ²
TalkTalk Fibre	65-67MB ²
NOW Broadband Super Fibre	63MB
Fibre	2-67MB

Speeds may vary. For the most accurate information, please ask your customer service representative.*

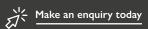




Davidsons at Little Bowden

Kettering Road, Market Harborough, Leicestershire, LE16 8FL

01908 887 259



East Midlands Office

Wilson House Leicester Road Ibstock LE67 6HP

01530 261444

South Midlands Office

Rickyard Barn Blisworth Hill Farm Stoke Road, Blisworth Northamptonshire, NN7 3DB

01604 953200