

8 Mapletoft Close  
Braybrooke  
Market Harborough  
Leicestershire  
LE16 8NQ

£665,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

This stunning modern home is offered for sale in excellent decorative condition and located in the sought after village of Braybrooke just a few miles from Market Harborough. The property has been extended to the ground floor and provides a fantastic layout with an adaptable floorplan.

The spacious accommodation briefly comprises a light and airy hallway with useful storage and guest WC, bay fronted living room with log burner fireplace, study, home office, utility room with access to the garage, open plan kitchen/dining room with a range of modern units, breakfast bar, ample dining area along with an open plan design to the splendid family room with two bi-folding door sections providing an abundance of natural light.

Upstairs you will find the family bathroom and four double bedrooms with the principal bedroom featuring an ensuite shower room and dressing room and the guest bedroom featuring an ensuite shower room.

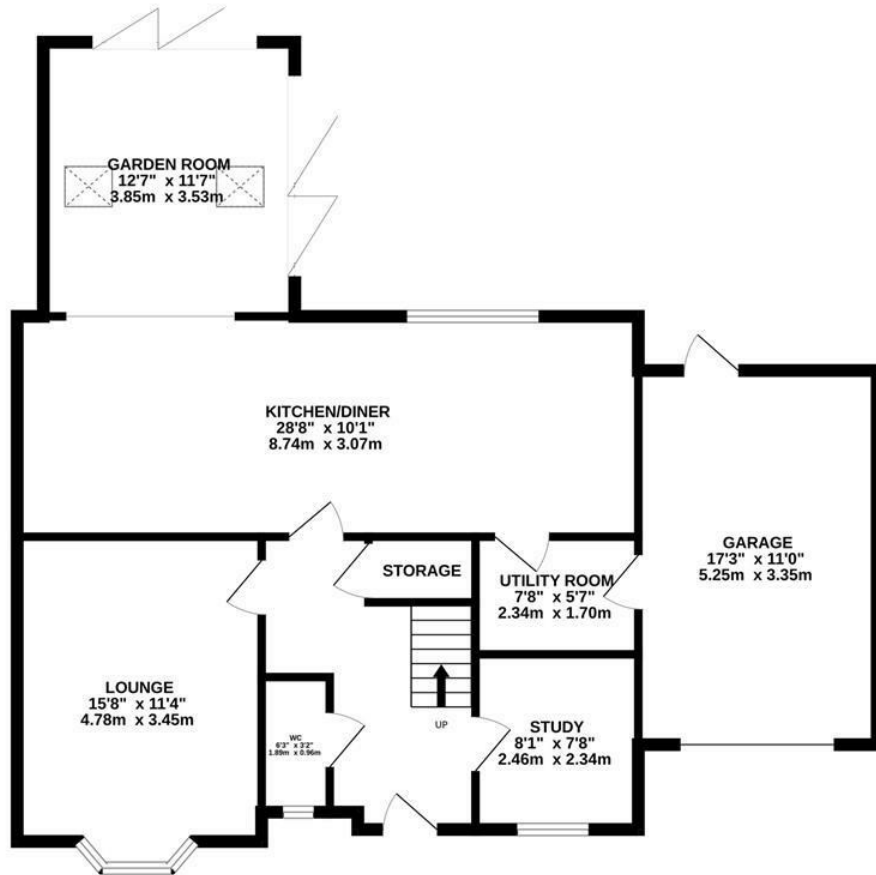
Outside the property expect to see a neat frontage with a driveway providing off road parking for 3-4 cars and access to the integral garage. The beautifully maintained rear garden offers a good degree of privacy and features a neat lawn with an array of planted borders, two paved patio areas and a south-east facing aspect.

The property is located in the village of Braybrooke which benefits from a number of amenities including the popular village pub named The Swan. Braybrooke is approximately 3 miles to the centre of Market Harborough and Harborough Train Station providing direct access to London St Pancras International Train Station in under an hour.

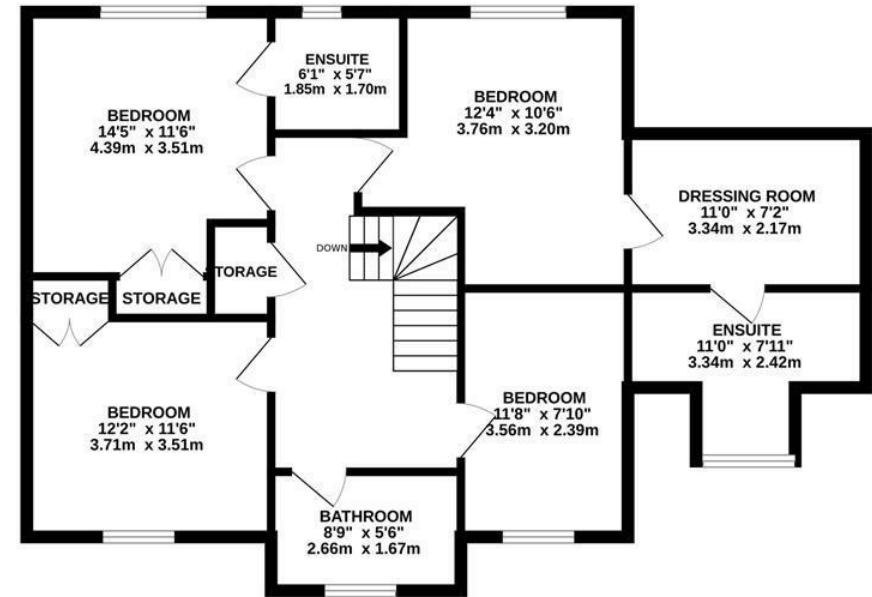
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# Floor Plan

GROUND FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1853 sq.ft. (172.2 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...



Bay fronted living room with log burner fireplace, study, and family room extension



Modern open plan kitchen/dining room finished to a high specification



Four double bedrooms, the principle bedroom benefitting from a dressing room



Family bathroom and ensuite to the principle bedroom and guest bedroom



Well maintained rear garden with a south-east facing and offering a good degree of privacy



Off road parking for 3-4 cars and access to the integral garage









# SELLER'S SECRET

We have loved living in this home and have owned the property from new! it has been a very happy home and having Market Harborough so close by has been a real benefit.



## Why we like it....

This fabulous home has so much to offer and we love the layout! The property can certainly appeal to a wide range of buyers with its flexibility of use.

To buy or not to buy....

# OSCAR JAMES

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